




FIRST HOME
 MORTGAGE
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JURISDICTION & PROGRAM	MAXIMUM AMOUNT	ALLOWABLE USE OF FUNDS	INCOME LIMITS	1ST TIME HOMEBUYERS ONLY?	OTHER REQUIREMENTS	CONTACT INFORMATION
Baltimore City Employee Homeownership Program	\$5,000 Forgiven after 5 yrs. An additional \$750 is given for homes in Healthy Neighborhood target blocks	Downpayment & Closing Cost Assistance	NO	NO	Employee of Baltimore City for 6 months or more. Minimum \$1,000 buyer contribution. Loan may not exceed \$453,100. Closing must occur within 90 days of contract. Only one City employee per household may receive assistance. Property must be located in Baltimore City.	Contact Baltimore City www.baltimorehousing.org 410-396-3124
Baltimore City Live Near Your Work	\$2,000 minimum grant and \$5,000 maximum grant	Downpayment & Closing Cost Assistance	NO	YES	\$1,000 minimum buyer contribution. Principal residence only. Buyer's employer must be on the list of eligible employers. Johns Hopkins offers \$36,000 and \$27,000 in designated areas near the hospital and university.	Contact Baltimore City www.baltimorehousing.org 410-396-3124
Vacants to Value Baltimore City	\$10,000, Forgiven at 20% per year	Downpayment & Closing Cost Assistance	NO	NO	Property must be vacant for one year. 203k loans can be used to finance repairs into the loan. Principal residence only. Offered in only certain zip codes.	Contact Baltimore City www.baltimorehousing.org 410-396-3124
Community Development Block Grant Baltimore City	\$5,000	Downpayment & Closing Cost Assistance	YES, 80% median area income	YES	No minimum contribution from the buyer required. HQS inspection must be done and all repairs must be completed prior to closing that appear on the report.	Contact Baltimore City www.baltimorehousing.org 410-396-3124
City Living Starts Here and Buying into Baltimore City	\$5,000 grant each, forgivable at 20% per year	Downpayment & Closing Cost Assistance	NO	NO	Must attend a City Living Starts Here tour, must be one of the first 10 people to go under contract after tour, \$1,000 minimum investment, principal residence only. Same requirements apply for Buying into Baltimore except buyer must be one of the first 30 people to go under contract after attending tour within 90 days.	Contact Baltimore City www.baltimorehousing.org 410-396-3124
Baltimore County NCI	\$20,000 of which \$10,000 has to be used toward the down payment	Downpayment & Closing Cost Assistance Reairs up to \$2,500	YES, Gross annual household incomes at or below 120% of the area median income	YES	Must complete Homebuyer Education Curriculum Buyers minimum cash contribution: 5% of gross annual household income. Gift Contributions may not exceed 3% of sales price. Property must be located within eligible zip code, HQS inspection required, ratios of 31/43.	Contact Baltimore County Department of Planning Housing Opportunities Program 410-853-1880
Baltimore County SELP	\$10,000 deferred loan that is forgivable if the homeowner occupies the property as their principal residence for 15 years.	Closing Costs	YES, Low and moderate income	YES	You must first attend a First Time Homebuyer Two-Part Class and a Workshop. After attending the Two-Part Class, you must also make an appointment for individual financial counseling with a housing counselor. This will all be explained at the Homebuyer Workshop. You are not eligible for a SELP loan if you already have a signed contract to buy a house.	Marcia Williams 410-887-6055 mdwilliams@baltimorecountymd.gov
State of Maryland DSELP: Downpayment & Settlement Expense Loan	\$5,000 0% interest, repaid upon home sale or refinance	Downpayment & Closing Cost Assistance	YES, VERY HIGH INCOME LIMITS	NO if home in Baltimore City or targeted area.	Sales price of home must be \$453,100 or less.	www.mmprogram.org
State of Maryland 1st Time Advantage	N/A	N/A	YES, VERY HIGH INCOME LIMITS	NO if home in Baltimore City or targeted area.	No money for down payment or closing costs is provided but the program offers steeply discounted interest rates.	www.mmprogram.org
State of Maryland 1st Time Advantage 3% Assist	3% loan for the down payment.	Downpayment Assistance	YES, VERY HIGH INCOME LIMITS	NO if home in Baltimore City or targeted area.	Sales price of home must be \$453,100 or less.	www.mmprogram.org
State of Maryland Grant Assist	4% of the loan amount as a forgiven grant	Downpayment & Closing Cost Assistance	YES, VERY INCOME LIMITS	NO if home in Baltimore City or targeted area.	Sales price of home must be \$453,100 or less.	www.mmprogram.org
State of Maryland House Keys 4 Employees & Smart Keys 4 Employees	Up to \$5,000 from employer, maximum of \$2,500 from House4Keys and \$1,000 for Smart Keys	Downpayment & Closing Cost Assistance	YES	NO if home in Baltimore City or targeted area.	Employer must be listed on the participating employer list for House Keys. For Smart Keys, home must be located within 10 miles of the employer's work address.	www.mmprogram.org
Homeowner's Property Tax Credit	Various, up to property tax total	Reduction from State and Local property tax.	YES Chart on application	NO	Must be applied for each fiscal year. Need income tax return.	Contact Homeowner's Tax Credit Program 410-767-4433
Anne Arundel County Community Development Services Mortgage Assistance Program (MAP)	Up to \$30,000 0% interest Must be repaid with sale of home, transfer of title, or in 30 years, whichever occurs first.	Downpayment, Closing Cost Assistance and reducing first mortgage amounts	YES 1-\$44,950 2-\$51,400 3-\$57,800 4-\$64,200 5-\$69,350 6-\$74,500 Based on gross income	YES Cannot be homeowners in the past 3 years.	Dwelling must be occupied as a principal residence. 1% minimum buyer contribution Must be graduate of Homeowner Counseling Program Dwelling must be in Anne Arundel County Must pass a HQS Inspection Cannot have savings greater than 3 months mortgage payments.	Anne Arundel County Community Development Services Mortgage Assistance Program 410-222-7600 Contact Homeowners Counseling Program at www.acdsinc.org for forms
Housing & Community Initiatives, Inc. Montgomery County R.E.A.C.H. Program	\$12,000 Interest free must be repaid over 7 years.	Downpayment & Closing Cost Assistance	YES equal or less than \$98,400	YES Cannot be homeowners in the past 3 years.	Applicants must live or work in property being purchased Must be within the Incorporated Limits of the City of Rockville. Applicants must attend HCI's First Time Homebuyers Seminar. Applicants must pre-qualify for mortgage loan.	Housing & Community Initiatives, Inc. 438 N. Frederick Avenue Suite 305 Gaithersburg, MD 20877 301-590-2765 Fax: 301-990-0421 www.hcii.org
Gaithersburg Homeownership Assistance Loan Program GHALP FUNDS	One-time home equity line of credit up to \$10,000	Downpayment & Closing Cost Assistance	YES 1 Person \$82,040, 2 ppl \$93,760, 3 ppl \$105,480 4 ppl \$117,200	Must not have owned a home for a period of at least five (5) years prior to the date of settlement and must occupy the unit purchased	Credit report score of 620 or higher on at least one credit report. buyers with credit scores below 620 may be eligible for a loan provided they secure a minimum credit score of 620 at least thirty days prior to the execution of a purchase contract..	Louise Kauffmann 31 South Summit Avenue Gaithersburg, MD 20877 louise.kauffmann@gaithersburg.md.gov Fax: 301-258-6336 Phone: 240-805-1022
Frederick County Home Initiative Program	Up to \$7,000 0% interest Must be repaid with sale of home, transfer of title or refinance or when the property is not being used as a primary residence.	Downpayment & Closing Cost Assistance	YES Total household income must be at or below Washington County median income limits.	YES Cannot be homeowners in the past 3 years.	Dwelling must be occupied as principal residence. No minimum buyer contribution Must be a graduate of Frederick Community Action Must pass a HQS Inspection Sales price cannot exceed \$362,790	Lender must apply for applicant or in conjunction with a USDA loan Contact Brad Peterson at 301-600-3966 for set up counseling
DC Open Doors	3.5% down payment or 3.0% down payment if using conventional financing	Downpayment & Closing Cost Assistance	YES, maximum borrower income of \$123,395 per household	NO	Maximum debt to income of 45%, minimum credit score of 640, cannot own any other property at time of closing, first time home buying counseling only required if a first time home buyer and using the HFA Preferred program	2021777-1600 www.dcopendoors.com

USDA	100% Financing	Downpayment Assistance	YES Total household income set for each county based on number of dependents	YES Cannot be homeowners in the past 3 years.	Applicants must purchase a property in a USDA designated zone No first time homebuyer counseling required	Contact an approved USDA lender
MPDU (Moderately Priced Dwelling Units) HOC Program	Lottery-style grants dependent upon the completion of the program course	Downpayment Assistance	YES Total household income set based on number of household working occupants	YES	Property must be owner occupied. No non-occupant co-signers. No more than 15% of the property can be used for a business purpose. NO asset/reserve test. At least one borrower must attend first time homebuyer training. 5% down payment required for condos.	Contact Montgomery Co. www.montgomerycountymd.gov/dhca 240-777-0311
CDBG Down Payment Assistance Program	Up to \$15,000	Downpayment & Closing Cost Assistance	YES Total household income set based on number of household working occupants	YES	Property must be primary residence. 5 years affordability period required. The lien expires after 5 years. This can be combined with a SELP loan up to \$6,000 at 5% interest.	Charles County Department of Community Services Housing Authority 301-934-9305
Frederick County Homebuyer Assistance Program	Deferred loan up to \$7,000 at 0% interest	Downpayment & Closing Cost Assistance	YES Total gross income at or below 70% of the Washington MSA median income limit	YES Cannot be homeowners in the past 3 years.	Applicants must currently live or work in Frederick County. First time homebuyer education required. Must also qualify for CDA or government backed mortgage. Applicants required to put down \$500 of their own funds towards the purchase. No Non-occupant co-signers.	Contact Heather Sutton hsutton@frederickcountymd.gov 301-600-6647
Howard County Housing Settlement/Downpayment Loan Program	\$4,300, \$25,000, \$15,000, \$25,000 Loan Amounts Available! Rates 2% below prime!	Downpayment & Closing costs	YES	1st time homebuyer for HomeStarter, Home Steader & Dream Maker, not required for Revitalization	Loans are available through Howard County Housing minimum \$1000 buyer contribution. All loans will be deferred, due upon sale of home, refinance, or default. Low interest rates at 2 points below the primary mortgage interest rate.	Linda Phillips, SDLP Coordinator, at (410) 313-6318, select option 4.
Housing Opportunities Commission Program for Montgomery County	This program provides 3% of the sales price as a forgivable grant after 5 years.	Downpayment & Closing costs	YES	YES	HOC is for Montgomery County properties only. If buyer works in Montgomery County, they can also apply for up to \$10,000 for a closing cost loan.	240-627-9798 or email homeownership@hocmc.org
Pathway To Purchase Program - Prince George's County	Up To \$10,000 0% interest, deferred payment loan. The loan is forgiven after 10 years!	Down Payment & Closing Costs	YES 1 Person \$61,800 2ppl \$70,600 3ppl \$79,450 4ppl \$88,250	YES	Purchase Price Limit \$309,000	301-883-5456 Redevelopment Authority 9200 Basil Court Suite 504 Largo, MD 20774
Prince George's County Purchase Assistance Program PGCPAP	\$15,000 Police Officer, Deputy Sherriff, Classroom Teacher, Firefighter, Nurse or Emergency Room Technician are eligible for an additional \$5,000	Down payment, mortgage principal reduction and/or closing costs	YES	YES	Debt to income ratio (DTI) will be 35% on the front and 47% on the back, with no exceptions, and the AMI will be up to 120% Purchaser must pay back the loan in full when the home is sold, transferred or ceases to be the primary residence of the buyer(s) regardless of the length of residency.	Karan Stewart First Time Home Buyer Processor 301-883-7323
Employer Assisted Housing Program (EAHP) of DC	Deferred loan up to \$20,000 at 0% interest, matching funds grant up to \$5,000	Downpayment & Closing Cost Assistance	NO	YES Cannot be homeowners in the past 3 years in DC.	The First-Responder grant requires employment, or acceptance of an offer of employment, with the DC as a police officer, fire fighter, paramedic, emergency medical technician, or corrections officer. The deferred EAHP loan is available to any District gov't employee of at least one year in good standing.	Dept of Housing and Community Development 1800 Martin Luther King Ave SE, Washington, DC 20020 202-442-7200

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