



Applicants are required to attend a homeownership training and counseling session provided by one of these HUD Approved Housing Counseling Agencies:

HUD Certified Housing Counseling Agencies

Housing Opportunities of Fort Worth

1065 W. Magnolia, Suite B
Fort Worth, TX 76104
817-923-9192
housingoppsfw.com

Housing Channel

4200 South Freeway, Suite 307
Fort Worth, TX 76115
817-924-5091
housingchannel.org

Services of Hope Entities, Inc.

1137 Conveyor Lane Ste 107
Dallas, TX 75247
214-707-2396 Cell / 214-276-0235 Office
servicesofhope.org

Hours, fees, services and courses may vary at each agency.



For more information contact:

Homebuyer Assistance Program
817-392-7395

Neighborhood Services Department
817-392-7540



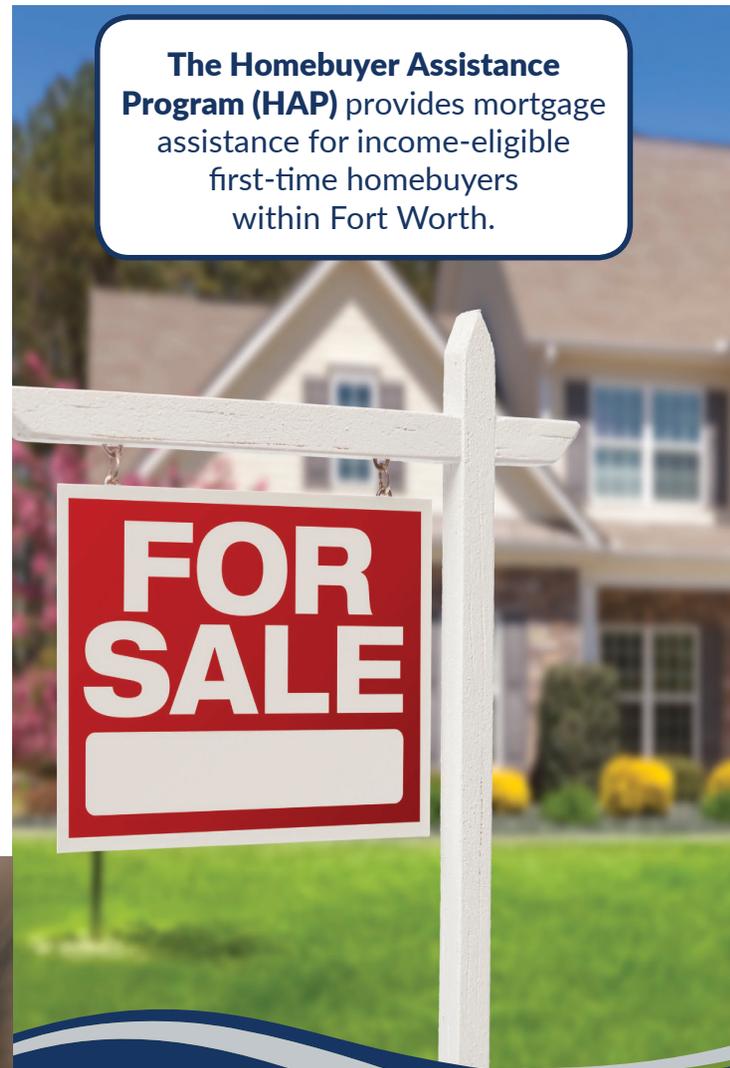
FortWorthTexas.gov/neighborhoods

Fort Worth Neighborhood Services Department

Building strong neighborhoods by empowering residents with housing, community development, and social services.



The Homebuyer Assistance Program (HAP) provides mortgage assistance for income-eligible first-time homebuyers within Fort Worth.





Guidelines to participate in the program:

- The property must be located in Fort Worth city limits.
- Applicant(s) must be first-time homebuyer(s) or must have not owned a home within the last three years. Displaced homeowners may be eligible.
- HOME regulation 24 CFR Section 92.254 (a) (2) (iii) require that the sales price not exceed 95% of the area median sales price.
- Government owned properties are not eligible for assistance.
- Applicant must qualify for a first lien mortgage from a city-approved lender.
- The homebuyer's minimum contribution of \$1,000 or two percent of the of the purchase price, whichever is less, is required.
- You must pay costs associated with the home purchase such as earnest money, option fee, home inspection, appraisal and any out-of-pocket expenses required. These are costs that you are responsible for when purchasing your home.
- Reserves in the amount of 2 months mortgage payment. These cannot be gift funds.
- The homebuyer agrees to live in the home as their principal residence for ten (10) years to receive up to \$25,000 in assistance or (5) five years to receive up to \$14,999 in assistance.
- The home must pass a Minimum Acceptable Standards Inspection and City of Fort Worth Environmental Review.
- Applicant(s) must attend eight hours of homeownership training provided by a HUD-approved housing counseling agency.
- Applicant(s) must be a citizen of the United States or legal permanent resident.
- The yearly income for all adults living in the home must be at or below 80% Area Median Income (AMI) based on family size.

Homebuyer Assistance Program

First time homebuyers who qualify based on HUD Income Limits per household size may receive up to \$25,000 in down payment and closing costs.

The amount of assistance will be dependent on sales price and loan amount from the lender. For a list of approved lenders visit FortWorthTexas.gov/neighborhoods

A financial subsidy is available in the form of closing costs and down payment assistance for homes purchased in the Fort Worth city limits. There are two ways these funds may be utilized.

- 3% of the loan amount for closing costs plus the remainder for down payment.

- or the total funds can be used for down payment only with no closing costs.

We can help your dreams come true with closing cost and down payment assistance!

Getting Started with Your HAP Application

Let us help you make your homeownership dream come true - follow these steps to get started.

- Get pre-qualification from Fort Worth city approved lender to determine your loan amount (see list of approved lenders on our website)
- Attend a homeownership training and counseling program (see local HUD certified housing counseling agencies)
- Contact your real estate agent and begin reviewing home listings that match your criteria and price range.
- Once you found your perfect home, work with your realtor to make an offer.
- The City of Fort Worth HAP can assist participants if the sale price falls within a specific range – existing homes or new construction. Visit our website for the sale price maximum limits.
- The lender will assist you with the HAP application and submit to the City of Fort Worth for processing and approval for closing costs and down payment assistance.
- Closing & funding. Move in to your dream home!

FortWorthTexas.gov/neighborhoods