



# Homeownership Assistance Program

## HAP PROGRAM HIGHLIGHTS



### Purpose

MDEAT's Homeownership Assistance Program (HAP or MDEAT-HAP) is designed to increase owner-occupied home purchases of low-to-moderate-income residents in Miami-Dade County.

### Market Served

Very Low-to-Moderate-Income Homebuyers seeking a primary residence in Miami-Dade County.

### Why HAP?

With greater home purchase related costs, MDEAT-HAP funds can be used to reduce down-payment and/or closing costs when purchasing a home, making it easier for prospective homeowners to qualify for a mortgage.

### How does it work?

HAP utilizes Documentary Surtax funds to provide down payment and/or closing costs assistance via a 0% interest, non-amortized (no payment), mortgage loan. The HAP loan is forgiven after 20 years of continuous owner occupancy without a change in title. Assistance is provided based on availability of funds on an as-needed basis. Homebuyer Education may be required via a HUD approved Housing Counseling Agency (HCA) for borrowers choosing to maximize subsidy funding with their first lender and/or other affordable housing programs (layering). MDEAT-HAP strongly recommends Homebuyer Education for all borrowers.

- **For Households at or below 80% of the adjusted gross median income (AMI) for Miami-Dade County (see Income Limits & Allowable Financing chart)** – Maximum assistance is \$28,500.00 with a Combined-Loan-To-Value (CLTV) that may NOT exceed 105.00% (effective 11/17/2022).
- **For Households above 80% of the adjusted gross median income (AMI) for Miami-Dade County (see the Income Limits & Allowable Financing chart)** – Maximum assistance is \$14,500 with a Combined-Loan-To-Value (CLTV) that may not exceed 105.00% (effective 11/17/2022).
  - Homebuyer counseling payout of \$500 is payable to Housing Counseling Agency (November 17, 2022)
  - The Combined-Loan-To-Value (CLTV) is based on the lower of purchase price vs. appraised value

### Borrower Eligibility (Ask your Down Payment Assistance (DPA) lender for complete requirements & details)

- I. Must occupy the eligible property in Miami-Dade County after purchase/settlement.
- II. Must be a Low-to-Moderate Income eligible owner-occupied homebuyer.
- III. Annual household income cannot exceed 140% of Miami-Dade County AMI, adjusted for family size.
- IV. Must contribute at least 1% of sales price (income 100% or less of AMI) or 3% of sales price (income 100.01-140% of AMI) from borrower's own funds.
- V. Must receive approved financing thru a lender licensed to provide mortgage financing in the State of Florida.

### Property Eligibility

Any new or existing property located in Miami-Dade County is eligible. The style can be a single-family detached home, a townhome or a condo. Two-to-four-family units are ineligible. Properties that are Foreclosed, Bank owned REOs, and Short Sales are considered on a case-by case basis. Property must be immediately habitable.

### Maximum Purchase Price

No MDEAT-HAP limit - Subject only to loan qualifications of lenders licensed to provide mortgage financing as to the amount of the loan. First lender programs may have purchase price and/or mortgage limitations.

**PARTNERS:** HAP works in partnership with real estate and mortgage professionals, financial institutions, housing counseling and community-based agencies. HAP loans can be combined (layered) with other Miami-Dade County agencies, local municipalities, state agencies, and certain approved programs designated for affordable housing.