

# TOWN OF BABYLON DOWN PAYMENT ASSISTANCE PROGRAM

RICH SHAFFER, TOWN SUPERVISOR

200 E. SUNRISE HIGHWAY

LINDENHURST, NY 11757

## TOWN OF BABYLON HOME DOWN PAYMENT ASSISTANCE PROGRAM FOR FIRST TIME HOMEBUYERS

### NOTICE OF APPLICATION AVAILABILITY AND INTAKE

As part of an ongoing commitment to help make the "American Dream" of home ownership a reality for first time homebuyers who wish to reside in Town of Babylon, Supervisor, Rich Schaffer announced that the Long Island Housing Partnership (LIHP), as agent for Town of Babylon, will be making applications available for first-time homebuyers for down payment/closing cost assistance towards the purchase of a principal residence **starting November 15, 2018.**

The Town of Babylon will provide eligible first time homebuyers with up to **\$20,000** towards down payment/closing costs towards the purchase of an eligible new or existing single-family home, provided that the applicant puts a minimum down payment of at least \$3,000. The applicant must also be able to satisfy the mortgage lender's minimum down payment requirements and be able to secure a mortgage. Homeowners are required to reside in the home for a minimum of 10 years or HUD will require a full repayment of the grant.

**Eligibility Criteria:** An Applicant **MUST** be a:

I. First Time Homeowner - defined as a household that has not owned a home during the three year period immediately prior to the date of application for down payment assistance.

II. Household occupying the property as a Principal Residence.

III. Income Eligible Household - meaning a household must have a gross annual income not exceeding the income limits for the area as listed below with overtime and assets also taken into consideration.

IV. Household must attend a mortgage counseling session at LIHP and must be able to secure a mortgage.

V. Household must have adequate resources and credit to qualify for a mortgage.

### Income Guidelines

Household Size	Maximum Total Annual Income	Household Size	Maximum Total Annual Income
1	\$65,350	5	\$100,850
2	\$74,700	6	\$108,300
3	\$84,000	7	\$115,750
4	\$93,350	8	\$123,250

Income limits subject to change pursuant to HUD requirements.

**Type of Housing Available:** Homes purchased must be eligible pre-existing or newly constructed residences located within the boundaries of **Town of Babylon**. They must be single-family dwellings (includes townhouses, condominiums, co-operative apartments and manufactured homes) occupied as a principal residence.

**Property Value Limit:** The limit on the maximum purchase price of a single-family unit is \$363,000. The property being purchased must appraise at the purchase price or higher. If the property appraises lower than the purchase price, down payment funds will not be available to purchase the home.

**No Foreclosures, Short Sales, Bank Owned or Real Estate Owned Properties are permitted in the program.**

**Applications:** Applications will be accepted on a first-come, first-served basis until January 2, 2019. Applications and program guidelines are available online at the Long Island Housing Partnership, Inc. website: [www.lihp.org](http://www.lihp.org) or by calling the Long Island Housing Partnership, Inc. at (631) 435-4710, or by visiting the LIHP's office at 180 Oser Avenue, Hauppauge, NY, Monday to Friday between the hours of 9 A.M. and 5 P.M.

**Fair Housing Laws will be followed.**

The LIHP staff is available to assist with the application, and answer questions about eligibility requirements. We also provide free mortgage counseling. **If you have any questions regarding the guidelines or need language assistance including**



**translation and/or oral interpretation services,** please call the Long Island Housing Partnership at (631) 435-4710 before applying.

