

## HOW DO I APPLY?

To apply for this program, inform your Lender you are interested in applying for the City's **HOME-BUY Program**. Ask them to submit the necessary information/documentation to the City. The City accepts loan applications for pre-approval.

## ADDITIONAL INFORMATION

City of Madison  
Community Development Division  
215 Martin Luther King, Jr. Blvd., Ste. 300  
P.O. Box 2627  
Madison, WI 53701-2627

Phone: (608) 266-4223  
[homeloans@cityofmadison.com](mailto:homeloans@cityofmadison.com)

More information can be found at:

[www.cityofmadison.com/homeloans](http://www.cityofmadison.com/homeloans)



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### This program is funded by:

The State of Wisconsin Department of Administration, Division of Energy, Housing, & Community Resources (DEHCR), Federal Department of Housing & Urban Development (HUD) and the City of Madison.

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CITY OF MADISON

Home-Buy the  
**American  
Dream**  
LOAN PROGRAM

**Are you ready to buy your  
first home?**

**Need assistance with down  
payment and closing costs?**



## PROGRAM DESCRIPTION

The City of Madison's goal is to increase homeownership. Through the Home-Buy the American Dream (HBAD) program, the City offers a mortgage loan to eligible home buyers to assist in covering down payment/closing costs of the first mortgage loan. **There is no monthly payment.**

## ELIGIBLE BORROWERS

The program serves **first-time home buyers**, who have not owned a home in the last 3 years, with household incomes of no more than 80% of the Dane County median income, see table below:

## 2026 INCOME LIMITS BY FAMILY SIZE FOR DANE COUNTY

| Persons in Family | 80% of Median |
|-------------------|---------------|
| 1                 | \$ 74,800     |
| 2                 | \$ 85,450     |
| 3                 | \$ 96,150     |
| 4                 | \$106,800     |
| 5                 | \$115,350     |
| 6                 | \$ 123,900    |
| 7                 | \$ 132,450    |
| 8                 | \$ 141,000    |

## ELIGIBLE PROPERTIES

1. Located in the City of Madison.
2. Single-family home, condominium, or ½ of a duplex.
3. Primary residence of the borrower after purchase.

## MINIMUM DOWN PAYMENT

The borrower must have a minimum down payment of 1% of the purchase price from their own funds, this can include gifted funds.

## LOAN AMOUNT

Maximum up to \$35,000 for City of Madison property.

## STACKING OF FUNDS

Combining funds from more than one down payment/closing cost assistance program will be allowed. Information on other down payment programs for Dane County can be found at <https://www.cityofmadison.com/dpced/community-development/documents/HBRT%20Matrix%20071526.pdf>

## RESERVE REQUIREMENT

The maximum amount of "liquid assets" (checking, savings, stocks, bonds, etc.) the borrower can have in reserves AFTER closing cannot exceed the equivalent of 12 months of mortgage payments – PITI (principal, interest, taxes, and insurance).

## EDUCATION

All borrower(s) must complete a Homebuyer education delivered by a HUD Approved Housing Counseling Intermediary or HUD Approved Housing Counseling Agency (HCI/A) and a housing counseling session with a HUD Approved Housing Counseling Agency. The homebuyer's certificate(s) must be dated no more than 18 months prior to loan closing.

This can be completed online at [homebuyersroundtable.org](https://homebuyersroundtable.org), or:

### eHome/GreenPath:

<https://www.greenpath.com/online-classes/ehome-homebuyer-education/>

### Framework/GreenPath:

<https://www.greenpath.com/online-classes/framework-homebuyer-education-online-class/?nowprocket=1>

### Counseling/GreenPath:

Call 888-893-2715

<https://www.greenpath.com/housing/home-buying/>

