



City of Madison Home-Buy the American Dream

Down payment and closing cost assistance for first-time home buyers

www.cityofmadison.com/home loans (website)

homeloans@cityofmadison.com (email)

Eligible Property	<ul style="list-style-type: none"> • Must be located in City of Madison or Dane County • Single family home, condo or one-half a duplex 																		
Program Purpose	Down payment and closing cost assistance																		
Loan Amount	Maximum loan amount up to \$20,000 City; \$5,000 Dane County; minimum \$1,000																		
Loan Terms	Deferred until sale, cash-out refinance for other than property improvements, the property is transferred or ceases to be the primary residence of the home buyer. Repayment amount will be the original loan amount or original loan amount plus a proportional share of appreciation based on the percentage of assistance provided by the City, whichever is greater.																		
Maximum CLTV	103%																		
Ratios	Maximum ratios 38%/45%. Housing-to-Income ratio less than 25% is ineligible unless granted an exception.																		
Borrower Contribution	Borrower must have 1% into the transaction. Must have a minimum cash reserves of \$50 after closing.																		
Asset Limits	Borrower cannot have greater than 12 months of Principal, Interest, Taxes and Insurance (PITI) in liquid assets after closing																		
2021 Income Requirements (subject to change annually)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Household Size</th> <th style="text-align: left;">Income Limit</th> </tr> </thead> <tbody> <tr><td>1</td><td>\$ 55,950</td></tr> <tr><td>2</td><td>\$ 63,950</td></tr> <tr><td>3</td><td>\$ 71,950</td></tr> <tr><td>4</td><td>\$ 79,900</td></tr> <tr><td>5</td><td>\$ 86,300</td></tr> <tr><td>6</td><td>\$ 92,700</td></tr> <tr><td>7</td><td>\$ 99,100</td></tr> <tr><td>8</td><td>\$105,500</td></tr> </tbody> </table>	Household Size	Income Limit	1	\$ 55,950	2	\$ 63,950	3	\$ 71,950	4	\$ 79,900	5	\$ 86,300	6	\$ 92,700	7	\$ 99,100	8	\$105,500
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Inspection Requirements	City of Madison will order a Housing Quality Standards (HQS) inspection for CITY OF MADISON PROPERTIES ONLY. If built prior to 1978, a Lead-Based Paint Inspection will also be ordered. FOR DANE COUNTY PROPERTIES, outside the City of Madison, borrower must provide a copy of a private 3 rd party inspection. All Minimum Housing Code/safety issues will be required to be repaired prior to closing, unless an exception has been granted																		
Underwriting Timeline	Allow a minimum of 20 Business days from receiving documentation from lender. The 20 business days will begin once all required documents are collected.																		
Other	<p>Borrower may not own other property at time of closing. Income includes all occupants over the age of 18. For full time student, only count up to \$480, this excludes for borrower, head of household or spouse. Must be a first-time home buyer, which includes the following:</p> <ul style="list-style-type: none"> • Individual who has not owned property in last 3 years • Includes single parent with a dependent minor child <p>First mortgage must have a minimum term of 30 years First mortgage must escrow taxes and insurance</p>																		