

Bounce Back to Homeownership



Option to Own Program



Who qualifies for the program?

- The program is designed to help low and moderate income families or individuals who suffered hardship from a foreclosure, bankruptcy, or credit issues to re-enter the homeownership market in a relatively short period of time.
- In addition the program targets a new generation of first time home buyers looking to enter the housing market, but who need a program like *an Option to Own* so they have time to save for their down payment or cleanup minor credit issues.



What the Program Offer?

- Assessment
- Credit Anaylsis
- Budgeting
- Saving Plan
- Choosing the right home.
- Choosing the right home.
- Pre-purchase education
- Home Maintenance
- Other services
- Identifying the right mortgage.
- Close on a home loan.
- Post purchase education



Acquiring Properties

- Identifying properties.
- Assess condition of the home.
- Prepare the budget for the home.
- Qualify the participant for the home.
- Identify funding source.
 - Conventional Loan – 65%
 - Subsidy – 35%



Rental Period

- Rental for 3 to 5 years.
- Participant pays 30% or less of gross income.
- Enter into a lease with an option.
- Pay rent and maintain home.

Rent covers:

- Principal and interest
- Property Taxes
- Homeowners Insurance
- Water and sewer
- Maintenance
- Savings for paying rent on time.
- Housing Counseling Fee



Permanent Financing

- Applicant completes program
- Applicant is ready and applies for Financing
 - 1st Mortgage
 - Down payment assistance. \$10,000 (rolled over)
- Funds for Closing
 - Personal Saving
 - Savings earned from timely rent payment
 - Security deposit refund
 - Option payment applied

Participant Becomes a Home Owner!



Questions?

