

# HENRY COUNTY NSP



## Down Payment Assistance Offered through the Henry County NSP

Website	<a href="http://www.henrycountynsp.org">www.henrycountynsp.org</a>
Financing	Purchase 2 <sup>nd</sup> Mortgage funds

PROGRAM BENEFITS																																					
Terms	0 interest - No payment																																				
Income Limits	<table border="1"> <thead> <tr> <th>Household Income (March 2015)</th> <th>1 Person</th> <th>2 Person</th> <th>3 Person</th> <th>4 Person</th> <th>5 Person</th> <th>6 Person</th> <th>7 Person</th> <th>8 Person</th> </tr> </thead> <tbody> <tr> <td>1 50%</td> <td>23,900</td> <td>27,300</td> <td>30,700</td> <td>34,100</td> <td>36,850</td> <td>39,600</td> <td>42,300</td> <td>45,050</td> </tr> <tr> <td>2 80%</td> <td>38,200</td> <td>43,650</td> <td>49,100</td> <td>54,550</td> <td>58,950</td> <td>63,300</td> <td>67,650</td> <td>72,050</td> </tr> <tr> <td>3 120%</td> <td>57,300</td> <td>65,450</td> <td>73,650</td> <td>81,850</td> <td>88,400</td> <td>94,950</td> <td>101,500</td> <td>108,050</td> </tr> </tbody> </table>	Household Income (March 2015)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	1 50%	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050	2 80%	38,200	43,650	49,100	54,550	58,950	63,300	67,650	72,050	3 120%	57,300	65,450	73,650	81,850	88,400	94,950	101,500	108,050
	Household Income (March 2015)	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person																												
	1 50%	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050																												
	2 80%	38,200	43,650	49,100	54,550	58,950	63,300	67,650	72,050																												
3 120%	57,300	65,450	73,650	81,850	88,400	94,950	101,500	108,050																													
Amount	Maximum \$25,000 for household incomes on line 1 Maximum \$12,500 for household incomes on line 2 Maximum \$7,500 for household incomes on line 3																																				
Ratios	Front Ratios Not more than 35% Back Ratios can not exceed 41% - No adjustable rate Mortgages																																				
Type	Lender Approval for FHA																																				
Property Type	Primary residence only - Designed for resale homes that are foreclosed or vacant in certain geographic areas in Henry County GA																																				
Home Listings	<a href="http://www.henrycountynsp.org/ViewHomeListings/tabid/68/Default.aspx">http://www.henrycountynsp.org/ViewHomeListings/tabid/68/Default.aspx</a>																																				
Repayment	Loan funds due if any of the following occur A. Sale of the Property B. Title Transfer C. Property no longer continuously occupied by purchaser D. Property is rented E. Property is refinanced without prior approval of Henry County NSP F. Family of deceased purchaser does not stay in home.																																				
Recapture	<table border="1"> <thead> <tr> <th>NSP Investment Per Property</th> <th>Length of Affordability Period</th> </tr> </thead> <tbody> <tr> <td>Less than \$15,000</td> <td>5 years</td> </tr> <tr> <td>\$15,001 - \$25,000</td> <td>10 years</td> </tr> </tbody> </table>	NSP Investment Per Property	Length of Affordability Period	Less than \$15,000	5 years	\$15,001 - \$25,000	10 years																														
	NSP Investment Per Property	Length of Affordability Period																																			
	Less than \$15,000	5 years																																			
\$15,001 - \$25,000	10 years																																				
Home Buyer Education	Required																																				



Toll Free: 800.613.0650  
[www.fimchomeloans.com](http://www.fimchomeloans.com)

GA Office: 678.289.1700  
 FL Office: 561.320.2211



This flyer is intended for professional and educational purposes only. Fairway Independent Mortgage Corporation does not guarantee or assume liability for the content or accuracy of any information presented or contained herein.