



## HOME OWNERSHIP WORKS PROGRAM

### PROGRAM GUIDELINES AND BUYER RESTRICTIONS

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1. Income Restrictions: **Buyer(s) cannot exceed 80% of median income**, based on total household annual gross income. (see chart below)

<u>Household Size</u>		<u>Annual Income</u>	<u>Monthly Income</u>
1	cannot exceed	\$45,100	\$3,758
2	“	\$51,550	\$4,295
3	“	\$58,000	\$4,833
4	“	\$64,400	\$5,366
5	“	\$69,600	\$5,800
6	“	\$74,750	\$6,229
7	“	\$79,900	\$6,658
8+	“	\$84,500	\$7,087

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2. Must be the owner-occupant of the property: Cannot use the home as a place of business.  
Day Care **is not** allowed.
3. Must purchase for the after-rehab fair market value, determined by appraisal.
4. Buyer(s) must attend: Attend “Homebuyer Workshop” presented by the Home Ownership Center and attend the “Housing Maintenance Workshop” presented by Northside Neighborhood Housing Services and percent the certificates of completion from the workshops before closing.
5. Buyer must take at least \$1,000 of direct HOME assistance. This is recorded as a mortgage and must be repaid when the first mortgage is satisfied.
6. Purchaser must sign a Note and Mortgage for the amount of direct assistance received, and if Purchaser does not retain the Property as a primary residence, for 5 years following the Completion Date (the “Affordability Period”), Purchaser must repay the full amount of the direct assistance from net proceeds, if available. Otherwise, the full amount of the direct assistance shall be due at the earliest of sale, transfer or refinancing of the Property or 30-year anniversary of the Closing. If there is a decline in the value of the Property, then, upon a sale to a bona fide buyer, the City shall forgive a portion of the loan amount to "share in the loss" with the Purchaser. **Notwithstanding the foregoing, if Purchaser does not transfer 100% of Purchaser's interest in the Property, and fails to occupy the Property as Purchaser's principal residence during the Affordability Period, Purchaser shall repay the total Direct assistance amount plus the Indirect development subsidy amount regardless of net proceeds.**

**Buyer Must have 1% of their owns funds towards downpayment**