



# Housing Purchase/Rehab Assistance

## HOME COUNSELING PROGRAMS

Jefferson County offers several programs for home buyer programs for local residents. See below for more information.



### FREE SEMINAR: MAKING HOME OWNERSHIP A REALITY

[www.jeffersoncountyhomebuyer.com](http://www.jeffersoncountyhomebuyer.com) to sign up for a class

JCEDC free homebuyer seminars (education paid by the grant program) which are designed to educate you in the areas of: the credit reporting process, responsibilities of homeownership, who are the professionals who are going to assist you, special mortgage products and their requirements. Email [roxanne@jeffersoncountywi.gov](mailto:roxanne@jeffersoncountywi.gov) to sign up for the class or to ask a question.

## Home Buyer Grant/Deferred Loan Programs

Purchasing a home may be the greatest investment you will ever make! This program provides grants towards the purchase of a home in any part of Jefferson County. The funding can be used to pay for part of your down payment, all customary closing costs, prepaid items, reserves and home buyer counseling. **For more information about the program or to sign up for a class please contact RoxAnne Witte at (920)-674-8711 or [roxanne@jeffersoncountywi.gov](mailto:roxanne@jeffersoncountywi.gov).**

### Down-Payment Plus Program

1. Grant Amount – From \$3,000 – \$6,000 or up to 25% of first mortgage
2. Must use a participating lender
3. JCEDC Education and Counseling Fee – \$300.00 (this fee is paid as part of the grant)
4. Homebuyer education and counseling required – provided by RoxAnne Witte from JCEDC
5. Buyer must contribute at least \$1,000 but no more than \$2,000 toward the purchase of the property; if contribution is less than \$2,000, the grant amount will be less (earnest money, home inspection, homeowners insurance, personal funds)
6. Income cannot exceed 80% of Jefferson County Low-Moderate Income Guidelines
7. Total Debt-to-Income Ratio cannot exceed 45% (if over 45% bank will need to get approval)
8. Can be used with the following loan products – RD, HUD Section 184, FHA, VA, IHDA and WHEDA, Fannie Mae and Freddie Mac

### HOME Consortium Down-Payment Assistance Program

1. Grant Amount - \$5,000
2. Must use a participating lender
3. Income at or below 80% of Jefferson County Median Income Guidelines
4. Homebuyer education and counseling required – provided by RoxAnne Witte from JCEDC
5. Housing Debt-to-Income Ratio cannot be lower than 20%
6. Total Debt-to-Income Ratio cannot exceed 50%
7. Can be used with the following loan products – Conventional (fixed or adjustable rate), Fannie Mae, Freddie Mac, RD, WHEDA, Federal and State VA, Habitat for Humanity, FHA
8. Must pass HOME Consortium Code Requirement Inspection
9. House Purchase Limit - \$199,000.00

## Pre-Purchase Rehab Programs

HOME Consortium Pre-Purchase Rehab Program – this program is used in conjunction with the grant program to do code required repairs based on results of Code Inspection done by Grant Program

1. 0% Deferred loan up to \$17,000 or 110% Loan-to-Value Ratio
2. Income at or below 80% of Jefferson County Median Income Guidelines
3. Assessed value after repairs cannot exceed \$199,000
4. Application fee, inspection fee and recording fee - \$115
5. Priority Repair Activities include repairs to mechanical or structural items that present an imminent health and safety problem such as: Roofs, Mechanical Systems (furnace, hot water heaters), Windows, Electrical, Foundation, Siding, Accessibility Improvements
6. Payable on sale or transfer
7. Procedure to Apply:
  - a. Contact your lender to begin application process
  - b. Home inspection conducted by program contracted staff
  - c. Home owner submits bids based on home inspection results
  - d. Loan closes, contractor, homeowner and program administrator sign agreements
  - e. Work begins on home
  - f. Final inspection done after work completed, contractor payments issued after final inspection

## Post-Purchase Rehab Programs

Provides favorable funding to assist Jefferson County eligible home owners with needed home repairs. Repairs include mechanical, structural and accessibility repairs and improvements that are approved by Community Housing Initiative, program administrator. **For more information on all of the home-buyer and home-owner assistance programs within the county, visit [www.jeffersoncountyhombuyer.com](http://www.jeffersoncountyhombuyer.com).**

### HOME Consortium Post-Purchase Rehab Program

1. 0% Deferred loan up to \$15,000 or 110% Loan-to-Value Ratio
2. Income at or below 80% of Jefferson County Median Income Guidelines
3. Assessed value after repairs cannot exceed \$199,000
4. Application fee, Inspection fee and recording fee
5. Eligible Repairs: Roofs, Mechanical Systems (furnace, hot water heaters), Windows, Electrical, Foundation, Siding, Accessibility Improvements
6. Payable on sale or transfer
7. Procedure to Apply:
  - a. Contact program administrator staff to obtain application (262.896.8170)
  - b. Home inspection conducted by program staff
  - c. Home owner submits bids based on home inspection results
  - d. Loan closes, contractor, homeowner and program administrator sign agreements
  - e. Work begins on home
  - f. Final inspection done after work completed, contractor payments issued after final inspection

### Southern Housing Region Home Owner Rehab Program

1. 0% Deferred Loan up 115% Loan-to-Value Ratio
2. Income at or below 80% of Jefferson County Median Income Guidelines
3. Application fee, inspection fee and recording fee - \$605 (this can be reimbursed to the homeowner)
4. Eligible Repairs: Handicap Accessibility, Replace Windows and Doors, Repair/Replace Heating Systems, Water Heaters and Plumbing systems, Siding and Porch Repairs, Roofing, Electrical Upgrades, Connect Water and Sewer Lines, Other General Improvements
5. Payable on sale or transfer
6. Procedure to Apply:
  - a. Contact MSA staff to obtain application (1.800.552.6330)
  - b. Home inspection conducted by program administrator staff
  - c. Home owner submits bids based on home inspection results
  - d. Loan closes, contractor, homeowner and MSA staff sign agreement
  - e. Work begins on home
  - f. Final inspection done after work completed, contractor payments issued after final inspection