

**NeighborWorks® HomeOwnership  
Center Sacramento Region  
Home Purchase Products**

Terms	NeighborWorks® Down Payment Assistance	NeighborWorks® CalHome	NeighborWorks® Citrus Heights
Product Type	2 <sup>nd</sup> mortgage for down payment assistance & maximum 20% available for closing costs	2 <sup>nd</sup> mortgage loans for down payment assistance	2 <sup>nd</sup> mortgage loans for down payment assistance
Max. Loan Amount	\$10,000	\$25,000	\$40,000
Loan Rates	5.5 % fixed rate / 7.174% APR	3% simple interest / 3.00% APR	3% simple interest / 3.00% APR
Amortization	10 years	30-year deferred payments	30-year deferred payments
Eligible Properties	1-4 units, SFR/Condo/PUD Manufactured Homes must be on permanent foundations	Single-family with sale price not to exceed the current median sales price of a single family home in Sacramento County	Single-family with sale price not to exceed the current median sales price of a single family home in Citrus Heights
Occupancy	Owner-occupied only	Owner-occupied only	Owner-occupied only
First-Time Homebuyer	At time of closing, borrower must own no other real estate	Yes	Yes
Combined-LTV	105%	105%	105%
Debt Ratios	36/50	38/50 *Front ratio shall be no less than 28%	36/42 *Front ratio shall be no less than 28%
Borrower's Min. Investment	\$500	\$500	1% of purchase price
Income Limits	115% Area Median Income Borrower must show financial need for DPA	80% Area Median Income All adults in the household must be included in the income calculations	80% Area Median Income All adults in the household must be included in the income calculations
Homebuyer Education	Yes. <b>"Preparing for HomeOwnership"</b> workshop at NeighborWorks® HomeOwnership Center Sacramento Region. Call (916) 452-5356 ext. 210 to register.		
Credit	FICO = 650 All open collections to be paid prior to closing	FICO = 620 All open collections to be paid prior to closing	FICO = 620 All open collections to be paid prior to closing
Fees to NeighborWorks® HomeOwnership Center Sacramento Region	\$375 Processing Fee \$350 Underwriting/Document Preparing Fee		
Geographic Area	Greater Sacramento Region	See Census Tracts –Sacramento Area only** (on reverse side)	City of Citrus Heights
Special Features	* FHA requires 3.5% borrower cash investment * Must obtain full copy package from 1 <sup>st</sup> mortgage lender. Approved behind FHA, CalHFA or Conventional Programs <b>*Property must have a Clear Termite and Home Inspection</b>	*Must obtain full copy package from 1 <sup>st</sup> mortgage lender. *1st <u>must</u> be a 30 year fixed rate <b>Any junior liens must be Deferred</b> <b>* Property must meet the HQS Standards and have a Clear Termite &amp; Home Inspection</b>	*Must obtain full copy package from 1 <sup>st</sup> mortgage lender. *1st <u>must</u> be a 30 year fixed rate <b>Any junior liens must be Deferred</b> <b>* Property must meet the HQS Standards and have a Clear Termite &amp; Home Inspection</b> * Tenant-occupied properties & duplexes not allowed

# STATE INCOME LIMITS FOR SACRAMENTO COUNTY 2010

Median Income Percent of		1	2	3	4	5	6	7	8
	80%	\$40,950	\$46,800	\$52,650	\$58,500	\$63,200	\$67,900	\$72,550	\$77,250
	100%	\$51,188	\$58,500	\$65,812	\$73,125	\$79,000	\$84,875	\$90,688	\$95,562
	115%	\$58,866	\$67,275	\$75,684	\$84,094	\$90,850	\$97,606	\$104,291	\$109,896
	120%	\$61,425	\$70,200	\$78,975	\$87,750	\$94,800	\$101,850	\$108,825	\$114,675

**NeighborWorks® HomeOwnership Center  
Sacramento Region**

2400 Alhambra Blvd. / PO Box 5420  
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**Contact:**

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**Register for classes:**

Call (916) 452-5356 x 210  
or visit our website at [www.nwsac.org](http://www.nwsac.org)

**Eligible Census Tracts for NeighborWorks® CalHome Loan:**

0005.00, 0006.00, 0007.00, 0010.00, 0011.00, 0012.00, 0014.00,  
0018.00, 0020.00, 0022.00, 0027.00, 0028.00, 0032.01, 0036.00,  
0037.00, 0041.00, 0042.02, 0042.03, 0043.00, 0044.01, 0044.02,  
0046.01, 0046.02, 0048.01, 0049.03, 0049.05, 0050.02, 0051.03,  
0052.01, 0053.00, 0055.02, 0062.02, 0063.00, 0064.00, 0065.00,  
0066.00, 0067.02, 0068.00, 0069.00, 0070.01, 0074.04, 0074.13,  
0083.00, 0088.00, 0089.11, 0090.07, 0091.10

[Click here to view a map of the Eligible Census Tracts!](http://tinyurl.com/nwcensus)  
<http://tinyurl.com/nwcensus>

*The NeighborWorks® HomeOwnership Center Sacramento Region is a local HUD Certified  
Counseling Agency and a Community Development Financial Institute (CDFI)*

