

# WOODBURY FORECLOSURE PURCHASE PROGRAM

## PROGRAM GUIDELINES

**Program Overview:** The City of Woodbury, in partnership with the Greater Metropolitan Housing Corporation (GMHC), has made down payment and closing cost assistance loans available to encourage the purchase of foreclosed properties in the City of Woodbury. Current available dollars for loans are based upon the fund balance for any given period.

**Loan Amount:** The maximum loan amount is \$25,000.

**Interest Rate & Deferred Loan Term:** The interest rate will be fixed at 3% simple annual interest, with monthly installment payments of interest only. Payment of principle will be deferred until sale, transfer of title, when the primary mortgage is paid off, or when the property ceases to be owner-occupied. Loan term shall not exceed 30 years.

**Eligible Use of Funds:** The loan funds can be used for downpayment and closing costs. The borrower cannot receive any portion of these funds as cash.

### **Applicant Eligibility:**

- a. **Debt-to-Income Ratio:** Applicant "debt-to-income" ratio cannot exceed 50%.
- b. **Current on Debt Payments:** Applicant(s) must be current on any ongoing debt payments.
- c. **Homebuyer Contribution:** The applicant(s) must contribute a minimum of 5% of the total cost of purchasing the property, including the purchase price and closing costs.
- d. **Income Limit:** Applicant total gross annual household income cannot exceed 115% of the current area median household income as defined by HUD per household size, not to exceed \$90,000:

<u>Household Size</u>	<u>Income Limit</u>
1	\$67,700
2	\$77,300
3	\$87,000
4+	\$90,000

### **Property Eligibility:**

- Purchase price cannot currently exceed \$256,500.
- Single family homes, townhomes, twin homes, or condominiums in the City of Woodbury to be used as the buyer's principle place of residence.
- Property must be in a foreclosed status, with the Woodbury loan recipient as the first purchaser after the foreclosure, OR the property must be in foreclosure prior to the sheriff's sale.
- The first mortgage must be a prime/A-rated fixed rate mortgage loan.
- Properties may not be within the flood plain as identified by FEMA.

**Loan Security:** All loans will be secured by a mortgage in favor of the City. The loan may be secured in a subordinate lien position behind other loans. Applicant will be required to obtain title insurance on this loan for the City of Woodbury.

**Loan Costs:** Mortgage registration tax, filing fees, title policy, and credit report will be paid by the borrower(s).

**Disbursement Process:** After receiving the application and all of the documentation listed in sections A and B of the Application Process Sheet, the following procedures shall apply:

- a.) If the application meets the program requirements, GMHC will send a check (not to exceed \$25,000) and the Woodbury loan documents to the loan closing or title insurance company prior to the loan closing.
- b.) The purchaser must sign the deferred loan note and mortgage at the loan closing. The loan closing or title insurance company conducting the loan closing will be responsible for recording the mortgage. Documentation of the recording must be sent to GMHC. The purchaser will pay the filing fee.
- c.) After the loan closing, the title company must provide GMHC with the original signed Woodbury documents including the Note and Truth in Lending prepared by GMHC, the City of Woodbury Title Policy, and a copy of the executed HUD 1 prepared by the 1<sup>st</sup> mortgage lender.

**Subordination of Deferred Loan:** No subordinations will be allowed.

**The HousingResource Center – Saint Paul (HRC) is the program administrator. Please call the HRC’s loan consultants at (651) 228-1077 to answer any questions about the program.**

**GMHC HousingResource Center – Saint Paul  
627 Selby Avenue  
St. Paul, MN 55104**

**Phone: (651) 228-1077 Fax: (651) 228-1083**