



PremierCapital
mortgage

Easy Notes

Henry County NSP

Down Payment Assistance Offered through the Henry County NSP

PROGRAM BENEFITS																																					
Website	www.henrycountynsp.org																																				
Financing	Purchase 2 nd Mortgage funds																																				
Terms	0 interest - No payment																																				
Income Limits	<table border="1"> <thead> <tr> <th>Household Income</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>24,300</td> <td>27,750</td> <td>31,200</td> <td>34,650</td> <td>37,450</td> <td>40,200</td> <td>43,000</td> <td>45,750</td> </tr> <tr> <td>2 80%</td> <td>38,850</td> <td>44,400</td> <td>49,950</td> <td>55,450</td> <td>59,900</td> <td>64,350</td> <td>68,800</td> <td>73,200</td> </tr> <tr> <td>3 120%</td> <td>58,200</td> <td>66,550</td> <td>74,850</td> <td>83,150</td> <td>89,800</td> <td>96,450</td> <td>103,100</td> <td>109,750</td> </tr> </tbody> </table>	Household Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	1 50%	24,300	27,750	31,200	34,650	37,450	40,200	43,000	45,750	2 80%	38,850	44,400	49,950	55,450	59,900	64,350	68,800	73,200	3 120%	58,200	66,550	74,850	83,150	89,800	96,450	103,100	109,750
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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	http://www.henrycountynsp.org/ViewHomeListings/tabid/68/Default.aspx																																				
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																														
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Home Buyer Education	Required																																				

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Mortgage Solution Series for Real Estate Professionals



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