

Getting Started

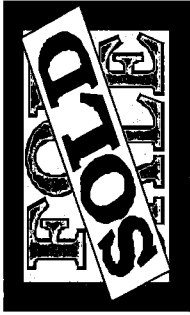
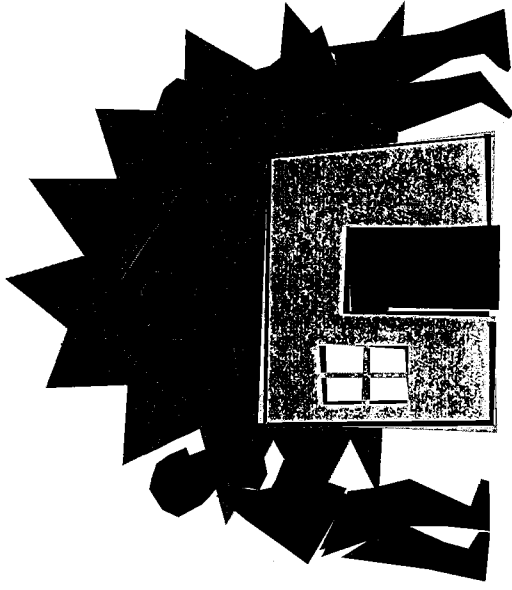
Contact an area lender (bank, credit union, mortgage company, etc.) to pre-qualify

Contact NEDCO at 541-345-7106 to enroll in the "ABCs of Homebuying" seminar

Contact a REALTOR to learn what is available on the market in your price range.

This Affordable Housing Program is being offered by the City of Springfield

SHOP



The SHOP can not be used with Adjustable Rate Mortgages, Jumbo Loans, interest only loans or other high risk loan types

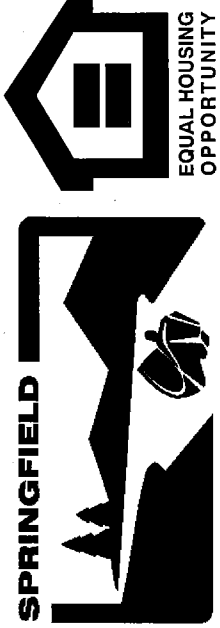
For More Information

Call City of Springfield

Housing Program 541-736-1039

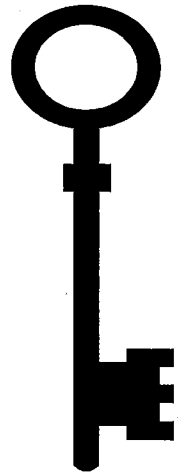
SPRINGFIELD HOME OWNERSHIP PROGRAM

Up to \$7,000 in No-Interest Loan Toward Down Payment or Closing Costs For First-Time Homebuyers



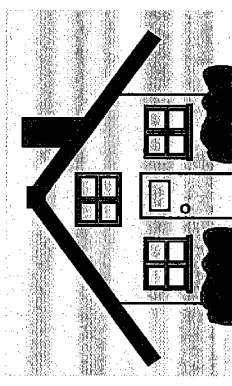
THE SHOP ...

- ◆ The Springfield Home Ownership Program (SHOP) was created to encourage home ownership in Springfield by assisting low and moderate income residents with the first time purchase of a home.
- ◆ The city can loan up to \$7,000 toward the down payment and related costs of buying a qualified home in Springfield
- ◆ The loan is interest free, and no repayment is required until the home is sold, refinanced, transferred or no longer the buyers primary residence.
- ◆ The buyer must contribute at least 50% of the minimum downpayment required by the primary lender.
- ◆ The SHOP is funded through a grant by the Department of Housing and Urban Development (HUD).
- ◆ The SHOP funds are limited, and are reserved on a "first-come, first-served" basis.



TO QUALIFY YOU MUST ...

- ◆ Be a First-Time Home buyer if you or your spouse has not owned a home in the past three years, you are considered a first-time home buyer.
- ◆ Be Pre-qualified for a home loan
- ◆ Have successfully completed the ABCs of Homebuying through NEDCO.
- ◆ Meet the income requirements Your total annual household income can not exceed:



1 Person Household	\$32,500
2 Person Household	\$37,150
3 Person Household	\$41,800
4 Person Household	\$46,400
5 Person Household	\$50,150
6 Person Household	\$53,850

AN APPROVED HOME ...

- ◆ Must be located within the Springfield City Limits
- ◆ At time of listing property must be occupied by either the buyer or seller, or vacant. (No tenant displacement)
- ◆ Must meet minimum housing quality standards as determined by HUD and the City of Springfield Housing Codes.
- ◆ Must have an appraised value after any necessary repairs of less than \$218,000
- ◆ The home will be your principal residence
- ◆ Must be free of chipping, flaking, peeling or chalking paint inside and out (if built prior to 1978, as per HUD lead paint Hazard Guidelines)

