CITY OF REDDING HOMEBUYER PROGRAM

The City of Redding offers home purchase programs to assist income eligible families or individuals purchase a home within the city limits of Redding. The City provides a “silent” second loan to the borrower(s), no monthly payments are required. For a home to qualify, it must be either owner-occupied or vacant at least 90 days at the time an offer to purchase is made. The home must be inspected by a professional home inspector and the City of Redding. Section I and II of the termite report must be cleared. For more information contact Matthew Baker by phone at (530) 225-4173 or by email at mbaker@cityofredding.org

The Homebuyer Program has the following requirements.

- Household income must not exceed the guidelines established by HUD (see table below).
- Applicants must have a credit history that meets program guidelines.
- Applicants must meet employment guidelines.
- Payments on long-term debt must be within City guidelines.
- Applicants cannot have owned a home within the last 3 years, or if owned a home, qualify as a displaced homemaker or a single parent.
- Applicants must provide cash resources equal to 3% of the purchase price, plus any closing costs that are the responsibility of the buyer. One-half of the downpayment must be from the buyer’s own assets. All other amounts may be in the form of a gift from another person or entity.
- The home must be located within the Redding city limits.
- Maximum purchase price is $231,088.
- The maximum loan amount shall not exceed $50,000 for low-income households or $57,000 for very low-income households. The actual Homebuyer loan will be determined based on the household income level as well as the purchase price, amount of the first mortgage, and down payment amount.
- Purchase contracts signed prior to the date of eligibility will not be accepted.
- A minimum 45-day escrow is recommended.

### INCOME GUIDELINES

<table>
<thead>
<tr>
<th>MAXIMUM HOUSEHOLD INCOME PER FAMILY SIZE</th>
</tr>
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<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>________________</td>
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<tr>
<td>Low-Income</td>
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</tbody>
</table>

Homebuyer Program loan options may include*:

- Forgivable-Interest loans are available in Target Areas.
- A Lease-Option activity allows applicants to enter into an agreement for the future purchase of the dwelling they are renting.
- A forgivable-interest Rehabilitation Companion Loan allows rehabilitation of eligible items on homes that are 15 years or older (to be used in conjunction with the Homebuyer Program Loan).
- Homes that are bank-owned before purchase may be eligible for a Homebuyer Incentive Program (HIP) grant of $2,500 (to be used in conjunction with the Homebuyer Program Loan).

*All programs are subject to available funding.
Homebuyer Program

Thank you for your interest in the City of Redding Homebuyer Program (HP).

To determine if you meet the basic eligibility requirements for an HP loan, please complete the attached form and return it to the City of Redding Housing Division, 777 Cypress Avenue, Redding, California. The completed form will be screened by the Housing Division and you will be contacted. If you meet the basic eligibility requirements, you will be mailed an application.

Please do not submit this form if you do not meet the eligibility requirements listed below.

The Homebuyer Program assists low-to moderate-income level families with the purchase of their first home, but are unable to accomplish that goal without assistance. The HP provides direct loan assistance in the form of a second mortgage bridging the gap between the applicant’s downpayment, the loan from the primary lender, and the home’s purchase price.

The HP eligibility requirements are:

- Be a “first-time” homebuyer. (A “first-time” homebuyer has not owned a home within the last 3 years, or be eligible as a displaced homemaker or single parent.)

- Meet the household income levels established by the U.S. Department of Housing and Urban Development.

- Meet a 2-year employment standard or have a stable source of income that will continue in the foreseeable future.

- Be able to provide a downpayment equal to 3% of the purchase price of the selected home, plus closing costs. The downpayment can consist of 1.5% gift funds. The remaining 1.5% must come from your own resources. (Example: You will need $4,500 for the downpayment on a house priced at $150,000)

- Be able to qualify for a first mortgage loan through a lender.

- Total monthly payments on vehicles, credit cards, student loans, etc. do not exceed 14% of your monthly gross income.

- Must have “good” credit. (No unpaid collections or Judgements, no bankruptcies within the past 2 years).

For more information contact Matthew Baker at (530) 225-4173 or mbaker@cityofredding.org

The City of Redding does not discriminate against any person on the basis of race, color, national origin, religion, sex, disability, or age in admission, treatment, or participation in its programs, services and activities, or in employment.

All materials are available in alternate formats and for individuals with disabilities or for individuals with limited English proficiency upon request. Please allow a minimum of 72 hours for your request to be processed.

Contact Mark Christ by telephone at 530-245-7136 or email: mchrist@cityofredding.org
The TTY relay service may be reached by dialing 7-1-1.
CITY OF REDDING
HOMEBUYER PROGRAM (HP)
APPLICANT PROFILE

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<thead>
<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name(s)</td>
<td></td>
<td>Address</td>
<td>Phone Number</td>
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<tr>
<td>Circle</td>
<td>M</td>
<td>F</td>
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<tr>
<td>Unmarried</td>
<td>Married</td>
<td>Divorced/Separated</td>
<td>City/State/Zip</td>
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How many people are in your household? ___________ Have you owned a home in the last 3 years? Q Yes Q No

ETHNIC DATA OF HOUSEHOLD
Racial, ethnicity or disability data you provide herein is used for government reporting purposes to monitor compliance with equal opportunity laws. Self-identification is VOLUNTARY, and is not used to determine your eligibility.

ETHNICITY: Q Hispanic/Latino. Q Non-Hispanic/Latino

RACE OF APPLICANT (check all that apply):
Q American Indian or Alaskan Native Q Asian Q Black/African American Q White
Q Native Hawaiian or Pacific Islander Q American Indian or Alaskan Native and White Q Black/African American and White
Q American Indian or Alaskan Native and Black/African American Q Asian and White Q Other Multiple Race Combinations

IS ANYONE IN THIS HOUSEHOLD HANDICAPPED OR DISABLED? Q Yes Q No

INCOME INFORMATION
Gross family income would include income from any of the following sources or any other source of income: wages, self-employment, farming income, public assistance, Social Security, retirement pensions, Veteran’s or GI benefits, child/espousal support, unemployment/disability insurance, worker’s compensation, contributions, cash gifts, rental income, sale of property, foster child care, interest, dividends, royalties, scholarships, grants and loans for school.

<table>
<thead>
<tr>
<th>Person Receiving Income</th>
<th>Source of Income</th>
<th>How Long on this Job or in Line of Work</th>
<th>Gross Monthly Amount</th>
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DOWNPAYMENT
Do you have money saved for your share of the downpayment? Q Yes Q No If yes, how much? ________________
Will you be receiving a gift for any of the downpayment and closing costs? ________________________________

LIABILITIES
List all automobile loans, revolving charge accounts, real estate loans, alimony, child support, etc.

<table>
<thead>
<tr>
<th>Type of Loan</th>
<th>Company</th>
<th>Balance</th>
<th>Monthly Payment</th>
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<tbody>
<tr>
<td>Auto Make &amp; Year</td>
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<td>Credit Card</td>
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CREDIT INFORMATION
Do you have any outstanding collections or judgments? Q Yes Q No Any past bankruptcies or foreclosures? Q Yes Q No

The above information is true and complete to the best of my/our knowledge and I/we intend it to be relied upon for the purpose of determining if I/We meet the basic eligibility requirements for the City of Redding Downpayment Assistance Program.

Signature of Applicant Date
Signature of Co-Applicant Date

Penalty for false or fraudulent statement, U.S.C. Title 18, Sec. 1001, provides: “whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more that five years, or both.”

PROFILE FORM 1-17.wpd