

Homebuyer Education Workshops

Completion of a REACH-approved Homebuyer Education Workshop is required to be eligible to apply. All adult individuals listed on the property deed must complete Homebuyer Education.

Participants learn about the home buying process and get answers to questions about financing, maintenance, and other related topics. The goal is to help participants understand the responsibilities of homeownership and become financially prepared to take on those challenges.

Two options for Home Buyer Education:

- ◆ ONLINE Classes—\$99/person
- ◆ Face-to-Face Classes \$50/person

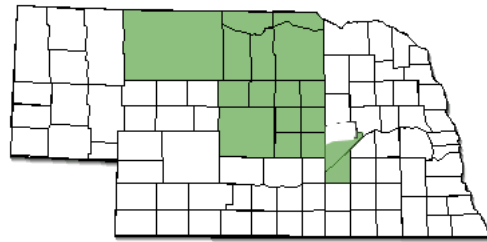
To Register, call Melissa Krysl 402-340-6464

2015 Face-to-Face Schedule

- January 24 & 31—O'Neill
- February 21 & 28—Burwell
- March 14 & 21—Bassett
- April 4 & 11—Broken Bow
- May 2 & 9—Valentine
- June 6 & 13—St. Paul
- July 11 & 18—O'Neill
- August 22 & 29—Ord
- September 19 & 26—Bassett
- October 17 & 24—Broken Bow
- November 7 & 21—Ainsworth
- December 5 & 12—St. Paul

Board of Directors

- Norene Kidder, Chairperson Sargent
- John Madsen..... Stuart
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Down Payment Assistance Programs for Central Nebraskans

Presented by:



Down Payment Assistance Program

The Central Nebraska Housing Developers have a variety of Down Payment Assistance (DPA) programs available for income-qualified homebuyers. Each DPA program contains their own income limits, loan amount limits, and repayment requirements.

Depending Upon the Source of Funds we have, the following Household Income Maximum Limits will apply:

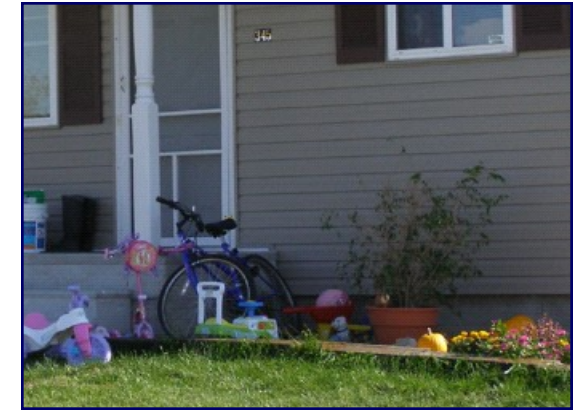
# of Persons In Household	Household Income Maximum	
	80% AMI	100% AMI
1	\$33,500	\$41,900
2	\$38,300	\$47,900
3	\$43,100	\$53,900
4	\$47,850	\$59,800
5	\$51,700	\$64,600
6	\$55,550	\$69,400
7	\$59,350	\$74,200
8	\$63,200	\$79,000

The above limits apply to all counties except Hamilton, Holt, and Howard. Maximum income limits for these counties are slightly higher than those limits listed here.

For more information about DPA program income limits, call Judy Petersen at 402-340-0106 or Community Development Services at 402-582-3580.

Property Eligibility

- Homes must be located within county boundaries of Blaine, Boyd, Brown, Cherry, Custer, Garfield, Greeley, Hamilton, Holt, Howard, Keya Paha, Loup, Merrick, Rock, Sherman, Valley and Wheeler Counties
- Properties shall be existing single-family dwelling units, and be the homeowner's primary residence.
- Home must meet financial guidelines (appraisal)
- Properties must currently have safe, sanitary, and adequate water supplies and sewage disposal.
- Properties that are tenant-occupied will not be considered, unless the tenant is the potential buyer.
- Properties within floodplains are not eligible.
- Mobile homes are not eligible.



Applicant Eligibility

- Purchasers must successfully complete REACH- Approved Homebuyer Education.
- Applicants must be qualified and approved by first mortgage lender.
- Front End Ratio at or below 31%, or as determined by their lender.
- Homebuyer required to invest \$500 of their own funds towards purchase of the home.
- All homeowners participating, regardless of the program, must sign a promissory note. A Deed of Trust will be filed against the home.