



SANTA ROSA COUNTY DEVELOPMENT SERVICES - HOUSING

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6051 Old Bagdad Highway, Suite 201 | Milton, Florida 32583

First Time Homebuyer Program State Housing Initiative Partnership (SHIP)

Contact/Information:

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Purpose:

To enable eligible low and moderate-income families to attain homeownership.

Type of Assistance:

Down payment, mortgage reduction and/or closing cost assistance.

Limits of Assistance:

\$7,500	Moderate Income Household
\$10,000	Low Income Household
\$15,000	Very-low Income Household

Form of Assistance:

The amount of the award will subject to the execution of a promissory note with zero (0) percent interest and secured by a second mortgage. No monthly payment is required. The loan is a deferred payment loan (DPL) with a fifteen (15) year residency requirement. If the homeowner moves out, sells, transfers, rents, refinances or adds additional liens during the 15 years, the entire award amount must be repaid.

Family/Underwriting Eligibility Requirements:

1. Applicant's gross household annual income must meet limitations as published for the Pensacola MSA by the U. S. Department of Housing and Urban Development (adjusted annually). As of April 2021, income limits are as follows:

<u>Household</u>	<u>EL</u>	<u>VL</u>	<u>LI</u>	<u>MI</u>
1	14,550	24,200	38,750	58,080
2	17,420	27,650	44,250	66,360
3	21,960	31,100	49,800	74,640
4	26,500	34,550	55,300	82,920
5	31,040	37,350	59,750	89,640
6	35,580	40,100	64,150	96,240
7	40,120	42,850	68,600	102,840
8	44,660	45,650	73,000	109,560

2. Applicant must have adequate, stable income and an acceptable credit rating, as determined by a participating mortgage lender.
3. **The housing unit must be affordable with total monthly principal, interest, taxes and insurance not exceeding 30% of the family's total gross monthly income.** A higher ratio of income to PITI, maximum 39%, may be considered if two or more of the following compensating factors apply:

Demonstrated ability to budget and save on a consistent basis with an average

If an application is approved with a front-end ratio above 30%, the applicant will be required to sign an affidavit to signify that they are aware that the payment ratio exceeds the recommended program guidelines and that they are financially capable of meeting their monthly mortgage requirements. Applications with PITI to income ratios of 40% and higher will not be approved.

4. Applicant must be a first-time homebuyer. Definition: Individual/family that has not owned a home within three years of making application. A displaced homeowner due to divorce may be eligible.
5. All recipients of SHIP funding (including all recipients on the loan and all spouse regardless if on loan) are required to attend a HUD approved Homebuyer Education Class (in-person) prior to receiving funding. Classes are available through Community Enterprise Investments, Inc. (CEII). Reservations for the class can be made by calling Preston Denagall at 850-595-6234 extension 206 or 850-812-1959. The class is provided free of charge to the prospective homebuyer. For convenience the course is also offered online www.ehomeamerica.org for a fee.
6. If applicant has more than \$25,000 in cash assets above the estimate to close, they are ineligible.

Property Requirements:

- Existing homes in Santa Rosa County with a maximum sales price of \$294,601.00 may qualify.
- Any items listed on the inspection report that require repair/replacement, must be completed and repair receipts/invoices must be submitted prior to the release of SHIP funds. If there are no items listed on the inspection report, a minimum of \$100 in repairs/upgrades must be documented within the past 12-months.