City of Rockford
Community & Economic Development
Neighborhood Development Division

Homebuyer Assistance

Choose from the condominiums or houses featured in this brochure!

City of Rockford
425 East State Street
Rockford, IL 61104
815-987-5600
815-967-6933 (fax)
815-987-5718 (TDD)
www.rockfordil.gov

THE CITY OF ROCKFORD ILLINOIS, USA

Excellence in Services

City of Rockford
*Homebuyer Assistance

Welcome to the City of Rockford Homebuyer Assistance brochure!

The City of Rockford provides Homebuyer Assistance for the homes featured in this brochure. All of the homes we provide assistance for are located within the city of Rockford. Applications for this program are obtained by contacting the realtor selling the home.

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*See Frequently Asked Questions, page 8, for definition.

Thatcher Blake River Walk Condominiums

2401, 2429, 2433 River Oaks Lane

Rockford, IL 61102

Large living rooms with great views

Open dining room

Starting at $97,900 with Homebuyer Assistance up to 10% of the purchase price!

Two or three great bedrooms

Spacious finished lower level

Roomy, attached 2-car garage

How Do I Buy a Thatcher Blake River Walk Condominium?

1. You or your realtor calls the contact person for the home you are interested in. They will show you the home or plans for the home and give you a pre-application.
2. Complete and submit the pre-application to the City of Rockford Community & Economic Development Department located in the City Hall building 425 E. State Street. There is no application fee.
3. At the initial interview, the City will request you bring the information below for everyone eighteen (18) years of age and older planning to live in the home.

√ 1 month of pay check stubs
√ Social Security Award Letter
√ Court Ordered Child Support statement
√ Any other documents demonstrating income
√ Most recent Federal tax return
√ Most recent State tax return
√ W-2 statements
√ Six most recent checking account statements
√ One most recent statement on all savings accounts, including Certificate of Deposits, IRA's, 401(k) and stocks, etc.
√ Documentation of assets owned, such as statement indicating the cash value of a life insurance policy, an assessment of any property owned, etc.
√ Illinois ID or Illinois Driver's license
√ Social Security card

Each homeowner's financial situation is different and may require the City to ask for additional documents.

4. A City representative will contact you to schedule an interview.

Eligibility Requirements

Homebuyer Education:

You must attend a homebuyer education class prior to purchasing the property. The class is offered at the agencies below, you may choose the agency that is most convenient for you. Exceptions may be made for homebuyers who completed the Self Sufficiency program through the Rockford Housing Authority.

Family Credit Management (FCM): 815-484-1600

Rockford Area Affordable Housing Coalition (RAAHC): 815-962-2011

Neighborhood Housing Services of Freeport (NHS): 815-232-6197

No income limits apply.

First mortgage financing provided by Rockford Bank & Trust.

If you are interested in purchasing a Thatcher Blake River Walk Condominium, please contact:

Joe Contarino

Dickerson Nieman

Phone: 815-399-8100

E-mail: joec@dickersonnieman.com

Featured Houses

Deacon Samuels ~ Greater Grace Temple Church
Phone 262-634-6246, Ext 201 or 108 ~ E-mail greatergrace@live.com

224 Foster Avenue
$64,000
6% of purchase price up to $10,000

Margaret Archer ~ Nextage Professionals Realty
Phone 815-988-8821 ~ E-mail margaret@margaretarcher.com

3423 Chestnut Street
$82,000
6% of purchase price up to $10,000

2028 Elm Street
$24,900
$1,000 assistance

909 North Rockton Avenue
$85,000
6% of purchase price up to $10,000

727 South Pierpont Avenue
$82,000
6% of the purchase price up to $10,000

How Do I Buy a Featured House?

1. You or your realtor calls the contact person for the home you are interested in. They will show you the home or plans for the home and give you a pre-application.
2. Complete and submit the pre-application to the City of Rockford Community & Economic Development Department located in the City Hall building 425 E. State Street. There is no application fee.
3. At the initial interview, the City will request you bring the information below for everyone eighteen (18) years of age and older planning to live in the home.

√ 1 month of pay check stubs
√ Social Security Award Letter
√ Court Ordered Child Support statement
√ Any other documents demonstrating income
√ Most recent Federal tax return
√ Most recent State tax return
√ W-2 statements
√ Six most recent checking account statements
√ One most recent statement on all savings accounts, including Certificate of Deposits, IRA's, 401(k) and stocks, etc.
√ Documentation of assets owned, such as statement indicating the cash value of a life insurance policy, an assessment of any property owned, etc.
√ Illinois ID or Illinois Driver's license
√ Social Security card

Each homeowner's financial situation is different and may require the City to ask for additional documents.

4. A City representative will contact you to schedule an interview.

Eligibility Requirements

One of the requirements is to have a household income at or below the limits shown on the table below.

Income Limits

Household Size Number of people planning on living in the home regardless of age	Household Income Combined gross income of everyone eighteen (18) years of age and older
1	$36,050 or Less
2	$41,200 or Less
3	$46,350 or Less
4	$51,450 or Less
5	$55,600 or Less
6	$59,700 or Less
7	$63,800 or Less
8	$67,950 or Less

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Getting your 1st mortgage:

- You may use a lender of your choice.
- Your anticipated monthly mortgage payment (principal, interest, taxes, and insurance) cannot exceed 30% of your gross monthly income.
- Your monthly debt to income ratio must be at or below 41%.
- You must qualify for 30 year fixed conventional or FHA mortgage. No Adjustable Rate Mortgage (ARMs) are allowed.
- You may not receive cash back at the time of purchase (except for any pre-paid costs and property tax credits over and above the reserves required).
- Your closing costs (not including prepaid charges & reserves, interest, and escrows) cannot exceed 5% of the 1st mortgage loan amount.

Frequently Asked Questions

Q: What is Homebuyer Assistance?

A: Homebuyer Assistance is a forgivable mortgage loan provided to the homebuyer at the time of purchase. The assistance should ultimately reduce the first mortgage loan amount the homebuyer obtains from a 1st mortgage lender of their choice.

Q: What is a forgivable mortgage loan?

A: The longer you stay in your home the less you need to pay back. If you stay in your home for five (5) years and follow the terms of the loan, your loan balance is reduced to ZERO and you owe nothing!

Q: What is household income and how does the City figure out what my household income is?

A: Household income is the combined gross income of everyone that will be living in the home over the age of 18 projected out over the next year. Take your gross monthly income as it is today and multiplying it by 12.

Q: What is household size?

A: Household size is the total number of people living in the home regardless of age and relationship to the homeowner.

Additional Resources

Not sure if you are ready to buy a home? Family Credit Management (FCM), the Rockford Area Affordable Housing Coalition (RAAHC) and Neighborhood Housing Services of Freeport (NHS) have professional housing counselors ready to prepare you for homeownership. Find out how by calling FCM at 815-484-1600, RAAHC at 815-962-2011 or NHS at 815-232-6197.

Want to learn more about the home buying process? Trying to locate the perfect home for you and your family? Check out the Rockford Area Realtors web site at www.rockfordarearealtors.org.

The Department of Housing and Urban Development (HUD) web site, www.hud.gov, has very valuable information too. Besides being able to shop for a HUD home, homebuyer's can learn the answers to questions such as

1) How much of a home can I afford?
2) What are the steps I take to purchase a home?
3) What is the Good Neighbor Next Door Sales Program?

Need more homebuyer assistance? If interested in buying a home in Stephenson or Winnebago county the Homebuyer Advantage Program may be able to assist you. If purchasing a home in Winnebago County call the Rockford Area Affordable Housing Coalition at 815-962-2011. For Stephenson County contact Neighborhood Housing Services of Freeport at 815-232-6197.

If you are looking to purchase a vacant foreclosed single family home in need of repair contact PNC Financial Services Group at 4615 East State Street; Rockford, IL 61108 or 815-395-3610 to find out more about the 203(k) Loan/ Grant Foreclosure Program and the application process.

Various financial institutions serving the Rockford area have access to additional resources as well.

EQUAL HOUSING OPPORTUNITY

Racial Discrimination in housing of any size is a violation of the Civil Rights Act of 1966.

In addition, the Civil Rights Act of 1966 contains a Federal Fair Housing Law (Title VII) which established fair housing as the policy of the United States. This prohibits discrimination on the basis of race, color, religion, national origin, handicap or familial status.

Information has been included regarding programs available as of February 2012. Because possible program revisions could affect the Information contained herein, please contact the Community & Economic Development Department for the latest on program guidelines and availability.

Community & Economic Development Department Mission Statement:

To provide leadership, foster partnerships, and promote balanced growth to enhance the quality of life in all neighborhoods.

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