

**County of Volusia  
Community Assistance Division  
Homebuyer Assistance Program**

The purpose of the Volusia County Community Assistance Division’s Homebuyer Assistance Program (HBA) is to assist eligible households with the purchase of a home. The HBA program is funded by Volusia County through federal and state grants. Assistance is provided to “close the gap” of funds needed for purchase and closing costs. The gap funds will be loaned by the County of Volusia to the homebuyer with a 30-year deferred subordinate loan at 0% interest. Approved Affordable Housing Partners (AHP) and the Community Assistance Division administer the HBA program jointly.

Limitations on home purchase:

- Home location: The home must be located in Volusia County, except within the city limits of Daytona Beach, Deltona and Port Orange.
- Purchase price: The purchase price for a newly constructed or an existing home cannot exceed \$225,000. This includes the price of the lot if the home is being constructed.

Eligibility requirements:

- The applicant must not have owned a home within the last three years or defaulted on a mortgage within the last seven years.
- The applicant’s total gross income must not exceed the limits based on family size. See Attachment “A” for the current income chart.
- The applicant must secure a first mortgage in the maximum amount for which they can afford with a fixed interest rate and no pre-payment penalty.
- The applicant must contribute a minimum dollar amount towards the down payment of the home according to the following schedule:

Very low income	Low income	Moderate income
\$500	\$1,000	\$1,500

Loan requirements:

- The subordinate loan is secured by a deferred mortgage, with a 30-year term with 0% interest.
- The subordinate loan is a non-assumable subordinate mortgage.
- The subordinate loan cannot exceed the first mortgage or be more than 50% of the purchase price.
- The maximum subordinate loan amounts are as follows:

Income Level	Purchase Assistance	Closing Cost Assistance
Very Low	\$ 40,000.00	\$ 3,000.00
Low	\$ 30,000.00	\$ 3,000.00
Moderate	\$ 20,000.00	\$ 3,000.00

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Application process:

- The applicant will contact an approved Affordable Housing Partner (AHP) directly to apply. See Attachment "B" for a list of approved AHPs.
- The application process is a two-part process:
  - Part 1 – Income eligibility
  - Part 2 – Home and mortgage eligibility
- The AHP will be the main contact person for communications between all interested parties throughout the application process.
- The AHP will verify that the household meets income and program guidelines.
- The AHP will submit a complete application and related documentation to the Community Assistance Division for review.
- Applications will only be accepted only from approved AHPs.
- Applications will be processed and approved on a first-ready, first-served basis.
- Funding is limited for moderate-income clients.

**Attachment "A"**

Median Income Levels for FY 2010  
Median Income for Deltona-Daytona-Ormond Beach, FL MSA  
\$56,000  
(Effective May 14, 2010)

<b>Household Size</b>	<b>Extremely Low</b>	<b>Very – Low</b>	<b>Low</b>	<b>Moderate</b>
1	\$11,800	\$19,600	\$31,400	\$47,040
2	\$13,450	\$22,400	\$35,850	\$53,760
3	\$15,150	\$25,200	\$40,350	\$60,480
4	\$16,800	\$28,000	\$44,800	\$67,200
5	\$18,150	\$30,250	\$48,400	\$72,600
6	\$19,500	\$32,500	\$52,000	\$78,000
7	\$20,850	\$34,750	\$55,600	\$83,400
8	\$22,200	\$37,000	\$59,150	\$88,800

**2010 - 2011 Affordable Housing Partners**

Agency	Contact Person	City	Phone
<b>Builders</b>			
Avtec Homes, Inc.	Lawrence Sietsma	Deltona	386-479-6333
HeartBilt Homes, Inc	Craig Olson	Orange City	(386) 775-3879
Gallery Homes of DeLand, Inc	Michael DeAngelo	DeLand	386-738-7000
Merrick Services, Inc.	James W. Merrick	Edgewater	386-423-1818
Premiere Homes Construction, Inc	John R. Merrick	Oak Hill	(386) 428-1400
RSB Homes, Inc.	Robert S. Bailey	DeLand	386-527-8489
Specialty Contracting & Renovations, Inc.	Pam Johnston	Deleon Springs	386-748-9501
Willie Wood Construction, Inc.	Willie G. Wood	Edgewater	386-423-1200
<b>Lenders</b>			
American Home Financial Corporation	Robin Heck	Oviedo	407-834-3499
Certified Mortgage Planners	Burt (B.J.) Sellers	Lake Mary	(407) 622-2640
Contemporary Mortgage Services, Inc.	Howard Howland	Allamonte Springs	(407) 834-3377
DHI Mortgage	Stephen Audet	Jacksonville	904-421-4632
Federal Trust Bank	Leilani Cherico	Sanford	407-232-1121
Meridian Financial Inc.	Veronica McNeil	Ormond Beach	386-441-0044 x302
MetLife Home Loans	Debora Crane	Maitland	386-690-7278
My Mortgage Company	Cindy M. Scott	DeLand	386-738-7765
Intercoastal Mortgage Company & Associates, Inc	Brenda Register	Casselberry	(386) 740-8616 (407) 410-0222
KBA Home Mortgage Together w/Bank of America	Barry Thompson	Maitland	407-475-6822
Sanford Mortgage Corporation	Julie Wallace	Sanford	407-323-0440
Shelter Mortgage Co LLC	Bryan D. Wenck	Melbourne	(321) 757-6600
The Spectrum Team @ Summit Home Mortgage	Michelle Woodburn	Winter Park	407-869-8830 x 115
Town & Country Mortgage Services, Inc	Kerri Nickels	Orlando	407-841-6662
Trinity Mortgage Company	David Sellkop	DeLand	386-734-0737
Watson Mortgage Corp.	Valerie Clymer	Palm Coast	386-246-9280
Wells Fargo Home Mortgage	Abby Moore	South Daytona	386-756-6012
<b>Habitat for Humanity</b>			
Halifax Habitat for Humanity	Robyn Jarrett	Daytona Beach	386-257-9950
Southeast Volusia Habitat for Humanity	Rosemary Walker	New Smyrna Beach	386-428-5010
Southwest Volusia Habitat for Humanity	Deborah Custer	Orange City	386-774-1553
West Volusia Habitat for Humanity	Peter L. deVos	DeLand	386-734-7268
<b>Non-Profits</b>			
Central Florida Community Development Corp.	Alethea Thomas	Daytona Beach	386-258-7520
Mid-Florida Housing Partnership, Inc.	Lydia Gregg	Daytona Beach	386-274-4441 x301
USDA Rural Development	Brenda Bryant	Ocala	352-732-9796

2010 - 2011 Affordable Housing Partners

Real Estate Companies			
Agency	Contact Person	City	Phone
A.H. Stone & Assoc., Century 21	Raymond G. Rivela	Ormond Beach	386-673-3000
Adams, Cameron & Co. - Daytona Beach	Shirley S. West	Daytona Beach	386-258-5500
Adams, Cameron & Co. - 54 S. Atlantic OB	Shirley S. West	Ormond Beach	386-677-7966
Aparo-Griffin Properties, Inc	Kathy Aparo-Griffin	DeLand	386-738-2845
CA Calnan Real Estate	Colleen Calnan	Daytona Beach	386-239-6902
Coldwell Banker Real Estate Network	Charles M. Barry	DeLand	386-736-2066
Cornerstone Residential Marketing Group, LLC	Tom Milton	Orange City	386-774-0203
Family Realty of Central Florida, Inc.	Robin Beckman	Orange City	386-717-3106
Florida Homes & Land, Inc	Jean Haughwout	Edgewater	386-428-1810
Gallery Homes and Land, Inc.	Geri Davis	DeLand	386-734-9292
Merrick Realty	John R. Merrick	Edgewater	386-423-1400
Pray & Associates Inc. Real Estate	Jacqueline Pray	Sanford	407-936-1671
Prestige Property Specialists	Gerald F. Smith	DeLand	386-738-0000
Price Realty Team, Inc	Cherie Price	DeBary	386-668-0068
Prime Real Estate, Inc	Julie Norton	DeBary	386-668-8668
Prudential - The Property Place	Louie Castriota	Orange City	407-808-0645
Prudential Transact Realty	Robert F. Daniels	Ormond Beach	386-677-1211
Re/Max Associates, Inc.	J.H. Lawrence	Deltona	386-574-3339
Re/Max at the Parks	Valerie A. Jones	Maitland	407-681-9800
ReMax Central Realty	Stephen Baker	Lake Mary	407-333-4400
<b>RE/MAX Signature</b>	<b>Walter Borgen</b>	<b>Daytona Beach</b>	<b>386-236-0760</b>
Rene' Berg Realty, Inc.	Rene' Berg	Sanford	407-810-4905
St. Johns Realty Company	A. Bart Peteson	Sanford	407-322-6123
Swann & Associates	J. Todd Swann	DeLand	386-738-3688
The Choler Group, Inc	Ronald Choler	Port Orange	386-756-6338
The Principal Real Estate Group	Gordon Crawford	Sanford	407-383-9302
Total Realty Corp	Cynthia DeLuca	DeLand	386-734-5155
Watson Realty Corp	Suzanne Hawkins	DeLand	386-734-4559
Weichert Realtors - Hallmark Properties	Lorie Natzel	Ormond Beach	386-944-1080
Xcellence Realty Inc	Cecil Sapp	Deltona	800-595-0185