



County of Volusia
 Community Assistance
 121 W. Rich Avenue
 DeLand, FL 32720
 (386) 736-5955



Homebuyer Assistance Program

The purpose of the Volusia County Community Assistance Division’s Homebuyer Assistance Program (HBA) is to assist eligible households to purchase a home by providing a deferred payment loan needed for purchase assistance and closing costs. The HBA program is funded by Volusia County through federal and state grants. The Community Assistance Division implements the HBA program with the cooperation of Affordable Housing Partners (AHP).

Limitations on home purchase:

- Home location: The home must be located in Volusia County, except within the city limits of Daytona Beach, and Deltona. Funds are limited for homes purchased within the city limits of Edgewater, Pierson, Port Orange and Oak Hill.
- Purchase price: The maximum purchase price for existing and new construction homes is \$321,100.

Eligibility requirements*:

- The applicant(s) cannot have previously received housing assistance from Volusia County
- The applicant cannot have owned a home within the last three years (additional restrictions may apply)
- The applicant must be able to secure a first mortgage
- Household income must fall into one of the Area Median Income (AMI) levels below:

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 |
|------------------|----------|----------|----------|----------|----------|----------|
| 1% - 50% of AMI | \$29,000 | \$33,150 | \$37,300 | \$41,400 | \$44,750 | \$48,050 |
| 51% - 80% of AMI | \$46,400 | \$53,000 | \$59,650 | \$66,250 | \$71,550 | \$76,850 |

Example: You are a household of four whose annual gross income is more than \$37,300 but less than \$59,650; your household would be considered 80% of AMI

***Additional eligibility and program requirements will apply.**

County Loan features:

- The County’s funds are provided as a 0% interest, deferred second, non-assumable, mortgage with a 15-year term.
- The County’s loan includes a shared appreciation feature for the first 10 years of the loan and is pro-rated for one (1) year for each twelve months the borrower resides in the property.
- The County’s loan cannot exceed the first mortgage or be more than 50% of the purchase price.
- There can be no cash to the borrower.

The maximum loan amounts are as follows:

| Income Level | Maximum Purchase Assistance | Closing Cost |
|------------------|-----------------------------|--------------|
| 1% - 50% of AMI | Up to \$44,000 | \$ 6,000 |
| 51% - 80% of AMI | Up to \$35,000 | \$ 5,000 |

The applicant must contribute a minimum dollar amount towards the down payment of the home according to the household income:

| 1% - 50% of AMI | 51% - 80% of AMI |
|-----------------|------------------|
| \$500 | \$1,500 |

Application process:

- The applicant must contact an AHP representative from the table below to apply
- The AHP representative will verify that the household meets income and program guidelines
- The AHP representative will be responsible to submit Part 1 and 2 of the application package to the Community Assistance Division for review and approval
- Applications will only be accepted from approved AHP representatives
- Applications will be processed and approved on a first-ready, first-served basis
- The applicant will be issued a commitment letter and an award letter if determined eligible
- The AHP representative will be the main contact person for communications between all interested parties throughout the application process

Non-Profits

| Agency | Representative | Email Address | Phone |
|---------------------------------------|-----------------------|--|----------------|
| Mid Florida Housing Partnership, Inc. | Joanna Maldonado | Joanna.Maldonado@mfhp.org | (386) 274-4441 |
| Mid Florida Housing Partnership, Inc. | Lydia Gregg | Lydia.Gregg@mfhp.org | (386) 274-4441 |

Lenders

| Agency | Representative | Email Address | Phone |
|--|-----------------------|--|----------------------|
| Encompass Mortgage Services, Inc. | Dawn Calache | dcalache@encompassmtg.com | (321) 689-2525 |
| Encompass Mortgage Services, Inc. | Aubrey Meeske | ameeske@encompassmtg.com | (386) 689-8987 |
| Fidelity Mortgage Services, Inc. | Erica Usher | erica@fidelitymortgageservices.com | (407) 786-9500 |
| Fidelity Mortgage Services, Inc. | Michael Trivelli | mike@fidelitymortgageservices.com | (407) 786-9500 |
| Home Team Lending | Matt Gurnow | matt.gurnow@yourFloridalloan.com | (386) 216-4602 |
| Mainstreet Community Bank of FL | Sandy Barker | sandy@bankonmainstreet.com | (386) 785-1160 |
| Mortgage Equity Partners | Ryan Aceto | raceto@meploans.com | (407) 730-5944 |
| Self-Help Credit Union | Geannina Hiraldo | geanninah@self-help.org | (407) 880-4300 x5260 |
| Self-Help Credit Union | Ferndy Andujar | Ferndy.andujar@self-help.org | (407) 880-4300 x5264 |
| Synovus Bank | Robin Holley | robinholley@synovus.com | (954) 984-3314 |
| Torres & Torres Financial Services, Inc. | Jameist Torres | jamie@tntfinsvcs.com | (407) 244-4915 |
| Townsquare Mortgage | Melissa Martinez | mmartinez@tsmlending.com | (407) 593-0390 |
| Truist Bank | Audra Shuster | audra.shuster@truist.com | (321)436-2420 |
| Truist Bank | Lynn Higley | lynn.higley@truist.com | (407) 923-3939 |
| Xcell Mortgage Company, Inc. | Sandra Narvaez | snarvaez@excellmortgage.com | (407) 724-5270 |

Realtors

| Agency | Representative | Email Address | Phone |
|------------------------------|---------------------|--|----------------|
| Aparo-Griffin Properties | Kathy Aparo-Griffin | kathy@aparogriffinproperties.com | (386) 738-2845 |
| Coldwell Banker Coast Realty | Cristy Finucane | cristyfinucane@gmail.com | (386) 248-5744 |
| Platinum Key Realty, Inc. | Nikki Songie | nikkipkr@gmail.com | (407) 260-2937 |
| Platinum Key Realty, Inc. | Elizabeth Javier | info@platinimkeyrealtyinc.com | (407) 260-2937 |

Habitat for Humanity - HBA Only

| Agency | Representative | Email Address | Phone |
|--|-----------------|--|-------------------------|
| Habitat for Humanity of Greater Volusia County, Inc. | Darlene Wolfson | homeownerservices@habitatgvc.org | (386) 257-9950 |
| Southeast Volusia Habitat for Humanity | Brittany Rider | brittany@habitatsev.org | (386) 878-4591 ext. 101 |
| West Volusia Habitat for Humanity | Yvonne Mathews | yvonne@wvhabitat.org | (386) 734-7268 |