



County of Volusia  
 Community Assistance  
 110 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, Deltona and Ponce Inlet. **NOTE:** Funds are limited for households whose income is between 81% to 120% of the Area Median Income (AMI) income and for purchases within the city limits of Port Orange and Oak Hill.
- Purchase price: The purchase price for an existing home cannot exceed \$138,000.

### 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.
- Total household annual gross income must not exceed the annual amounts, as determined by HUD and FHFC. Below is the limits for AMI 2014:

Household Size	30% of AMI	50% of AMI	80% of AMI	120% of AMI
1	\$ 11,300	\$ 18,800	\$ 30,100	\$ 45,120
2	\$ 12,900	\$ 21,500	\$ 34,400	\$ 51,600
3	\$ 14,500	\$ 24,200	\$ 38,700	\$ 58,080
4	\$ 16,100	\$ 26,850	\$ 42,950	\$ 64,440
5	\$ 17,400	\$ 29,000	\$ 46,400	\$ 69,600
6	\$18,700	\$ 31,150	\$ 49,850	\$ 74,760
7	\$ 20,000	\$ 33,300	\$ 53,300	\$ 79,920
8	\$ 21,300	\$ 35,450	\$ 56,700	\$ 85,080

**Example:** You are a household of four whose annual gross income is more than \$26,850.00 but less than \$42,950.00; your household would be considered 80% of AMI

- 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 household income:

30% of AMI	50% of AMI	80% of AMI	120% of AMI
\$500	\$500	\$1,000	\$1,500

### County Loan features:

- The County's funds are provided as 0% interest, deferred payment loan for a 15-year term with shared appreciation feature detailed as follows:
- The loan is secured by a subordinate non-assumable mortgage.
- 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.

Year	Homebuyer	County
1-2	0%	100%
3-5	50%	50%
6-10	80%	20%
10-15	100%	0%

The maximum loan amounts are as follows:

Income Level	Purchase Assistance	Closing Cost Assistance
30% of AMI	Not to exceed \$ 35,000.00	\$ 5,000.00
50% of AMI	20% of purchase price, not to exceed \$25,000.00	\$ 3,000.00
80% of AMI	20% of purchase price, not to exceed \$20,000.00	\$ 3,000.00
120% of AMI	20% of purchase price, not to exceed \$15,000.00	\$ 3,000.00

**Application process:**

- The applicant must contact an AHP from the table below to apply.
- 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 application process is a three-part process:
  - Part 1 – Income eligibility
  - Part 2 – Home and mortgage eligibility
  - Part 3 – Closing procedures
- The AHP will submit a complete application and related documentation to the Community Assistance Division for review and approval.
- Applications will only be accepted only from approved AHPs.
- Applications will be processed and approved on a first-ready, first-served basis.

Affordable Housing Partner List				
Agency	Contact Person	City	E-mail	Phone
<b>Lenders</b>				
Fidelity Funding Mortgage	DeAnna Morison	Altamonte Springs	<a href="mailto:deannamorison@cfl.rr.com">deannamorison@cfl.rr.com</a>	407-814-7773
	Gloria Payne	Maitland	<a href="mailto:payne_gloria@msn.com">payne_gloria@msn.com</a>	407-694-0125
Home Team Equity/Resmac DeLand	Manny Sarnes	DeLand	<a href="mailto:Manny.sarnes@htloans.us">Manny.sarnes@htloans.us</a>	386-717-4849
	Stephanie Peel		<a href="mailto:Stephanie.peel@htloans.us">Stephanie.peel@htloans.us</a>	386-490-9922
IberiaBank	David Seilkop	DeLand	<a href="mailto:David.seilkop@iberiabankmortgage.com">David.seilkop@iberiabankmortgage.com</a>	386-734-0737
ResMac, Inc.	Mike Manieri	Orlando	<a href="mailto:Mike.manieri@resmac.us">Mike.manieri@resmac.us</a>	407-455-7605
Wells Fargo Home Mortgage	Abby Moore	South Daytona	<a href="mailto:abigail.t.moore@wellsfargo.com">abigail.t.moore@wellsfargo.com</a>	386-756-6012
<b>Non-Profits</b>				
Mid-Florida Housing Partnership, Inc.	Joanna Maldonado	Daytona Beach	<a href="mailto:maldonadoj_mfhp@bellsouth.net">maldonadoj_mfhp@bellsouth.net</a>	386-274-4441 x301 or 304
	Lydia Gregg		<a href="mailto:lgregg_mfhp@bellsouth.net">lgregg_mfhp@bellsouth.net</a>	
USDA Rural Development	Brenda Bryant	Ocala	<a href="mailto:brenda.bryant@fl.usda.gov">brenda.bryant@fl.usda.gov</a>	352-732-9796
<b>Real Estate Companies</b>				
Aparo-Griffin Properties, Inc	Kathy Aparo-Griffin	DeLand	<a href="mailto:kathyaparo@yahoo.com">kathyaparo@yahoo.com</a>	386-738-2845
Merrick Realty	John R. Merrick	Edgewater	<a href="mailto:rojoh5@aol.com">rojoh5@aol.com</a>	386-423-1400
Berkshire Hathaway HomeServices – The Property Place	Donna Pough-Rivera	Orange City	<a href="mailto:Topteam4u@mail.com">Topteam4u@mail.com</a>	386-774-2266
	Nancy Shingledecker		<a href="mailto:myfloridahomes@earthlink.net">myfloridahomes@earthlink.net</a>	
RE/MAX Signature	Shannon FitzPatrick	Daytona Beach	<a href="mailto:shannon@shannonsellsproperty.com">shannon@shannonsellsproperty.com</a>	386-236-0760
Total Realty Corporation	Cynthia DeLuca	DeLand	<a href="mailto:Cynthia@totalrealtycorp.com">Cynthia@totalrealtycorp.com</a>	386-734-5155
<b>Habitat for Humanity</b>				
Halifax Habitat for Humanity	Robyn Jarrett	Daytona Beach	<a href="mailto:robyn@halifaxhabitat.org">robyn@halifaxhabitat.org</a>	386-257-9950
Southeast Volusia Habitat for Humanity	Rosemary Walker	New Smyrna Beach	<a href="mailto:rosemary.walker@yahoo.com">rosemary.walker@yahoo.com</a>	386-428-5010