



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: Limited funds are available for purchases within the city limits of Port Orange and Oak Hill.
- Purchase price: The maximum purchase price is \$148,000 for households with income that do not exceed 80% of Area Median Income (AMI). The maximum purchase price for households with income between 81% and 125% AMI is \$225,000.

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 2015:

Household Size	30% of AMI	50% of AMI	80% of AMI	120% of AMI
1	\$11,770	\$18,400	\$29,400	\$44,160
2	\$15,930	\$21,000	\$33,600	\$50,400
3	\$20,090	\$23,650	\$37,800	\$56,760
4	\$24,250	\$26,250	\$42,000	\$63,000
5	\$28,350	\$28,350	\$45,400	\$68,040
6	\$30,450	\$30,450	\$48,750	\$73,080
Example: You are a household of four whose annual gross income is more than \$26,250.00 but less than \$42,000.00; 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 a 0% interest, deferred second, non-assumable, mortgage with a 15-year term including a shared appreciation feature.
- 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	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

Funds are limited for households whose income is between 81% to 120% AMI

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 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 Partners – Homebuyer Assistance Program

Agency	Contact Person	E-mail	City	Phone
Lenders				
American Equity Mortgage, Inc.	Wendy Prater	wrossprater@americanequity.com	Ormond Beach	386-868-5364
Carrington Mortgage Services	Damon Van Dyke	damon.vandyke@carringtonms.com	Lake Mary	407-922-2383
	Patrick Hagan	patrick.hager@carringtonms.com	Lake Mary	505-699-8944
Christensen Financial, Inc	Elizabeth Wad	ewade@cfimortgage.com	Longwood	407-960-3808
Clifton Mortgage Services, LLC	Daniel F. Clifton	danciflton@cliftonservices.com	Maitland	888-681-0777
Enter Mortgage Inc. dba Manhattan MTGE	Sandra Narvaez	fastprocessor@cflr.com	Braden	407-557-8842
	Lynn Jordan	ljordan@mmcloans.net		
Equity Loans, LLC	James Lyons	jlyons@equityprime.com	Atlanta, GA	877-255-3554
	Michael Manieri	mmanieri@equityprime.com	Orlando	407-455-6800
Fidelity Funding Mortgage Company	Gloria Payne	payne_gloria@msn.com	Maitland	407-694-0125
First Equity Mortgage Bankers, Inc.	Sandra Marrero	sandra.marreo@fembi.com	Kissimmee	407-603-0961
Home Team Equity a Division of Resmac Inc	Manny Sarnes	Manny.sarnes@hteloans.us	DeLand	386-490-4514
	Stephanie Peel	stephanie.peel@hteloans.us	DeLand	386-490-9922
Paramount Residential Mortgage Group, Inc	Robert Holliday	rholliday@prmg.net	Corona, CA	951-278-0000
Non-Profits				
Mid-Florida Housing Partnership, Inc.	Joanna Maldonado	maldonadoj_mfhp@bellsouth.net	Daytona Beach	386-274-4441
	Lydia Gregg	lgregg_mfhp@bellsouth.net		
	Monica Hubbard	mhuber_mfhp@bellsouth.net		
USDA Rural Development	Brenda Bryant	brenda.bryant@fl.usda.gov	Ocala	352-732-9796
Real Estate Companies				
Aparo-Griffin Properties, Inc	Kathy Aparo-Griffin	kathyaparo@yahoo.com	DeLand	386-738-2845
Berkshire Hathaway HomeServices - The Property Place	Donna Pough-Rivera	lopteam4u@mail.com	Orange City	386-774-2266
Crows Enterprises LLC	William Crow	williamcrow70@gmail.com	DeLand	386-747-1444
DR Properties of Volusia County, LLC	Donna M. Rose	donna@drpropertiesnow.com	New Smyrna Beach	386-334-2264
Merrick Realty	John R. Merrick	rojohn5@aol.com	Edgewater	386-423-1400
PMC Real Estate	Jon K. Perog	jon@pmcrealestate.com	New Smyrna Beach	386-738-0000
Prestige Property Specialists	Gerald F. Smith	ppsappraisals@yahoo.com	DeLand	386-738-0000
	Patricia Smith			
RAI 100 Inc. d/b/a ReMax Associates, Inc.	Michael Williams	peabodyi@aol.com	Deltona	386-804-6136
RE/MAX Signature	Shannon FitzPatrick	shannon@shannonsellsproperty.com	Daytona Beach	386-236-0760
Total Realty Corporation	Cynthia DeLuca	cynthia@totalrealtycorp.com	DeLand	386-734-5155
Volusia Town & Country Realty, Inc	Deborah Anne Dunn	debbie@townandcountryrealtty.cc	DeLand	386-734-8890
	Kathy Ambachtsheer	kathya1445@gmail.com		
Builders				
Gallery Homes of DeLand, Inc	Robert Fitzsimmons	bobfitz@galleryhomesofdeland.com	DeLand	386-738-7000
	Alison Root	officeadmin@galleryhomesofdeland.com		
	James Fogle	jamesf@galleryhomesofdeland.com		
Habitat for Humanity - Homebuyer Assistance Only				
Halifax Habitat for Humanity, Inc	Robyn Jarrett	robyn@halifaxhabitat.org	Daytona Beach	386-257-9950
Southeast Volusia Habitat for Humanity	Rosemary Walker	rosemary.walker@yahoo.com	New Smyrna Beach	386-428-5010