



County of Volusia
 Community
 Assistance 110 W.
 Rich Avenue
 DeLand, FL 32720
 (386) 736-5955



NSP Home Purchase Program

The purpose of the Volusia County Community Assistance Division’s Neighborhood Stabilization Program (NSP) Home Purchase Program is to assist eligible households to purchase a county-owned NSP home by providing a deferred payment loan needed for purchase assistance and closing costs. The program is funded by Volusia County through a one-time federal grant to purchase and rehabilitate foreclosed, bank-owned homes or to construct new homes on vacant land in designated NSP target areas. The Community Assistance Division implements the NSP program with the cooperation of Affordable Housing Partners (AHP).

Limitations on home purchase:

- NSP homes are located in Volusia County, and when available are listed by listing brokers detailed on page 2 of this flier.
- NSP homes are not available for sale to private investors or cash buyers.
- NSP homes are sold on a first-ready basis to approved NSP buyers who have received a commitment letter from Community Assistance.
- Some NSP homes may be restricted to purchase by low-income buyers.

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.
- 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% - 50% of AMI	51% - 80% of AMI	81% - 120% of AMI
1	\$22,750.00	\$36,350.00	\$54,500.00
2	\$26,000.00	\$41,550.00	\$62,300.00
3	\$29,250.00	\$46,750.00	\$70,100.00
4	\$32,450.00	\$51,900.00	\$77,900.00
5	\$35,050.00	\$56,100.00	\$84,100.00
6	\$37,650.00	\$60,250.00	\$90,350.00

Example: You are a household of four whose annual gross income is more than \$32,450.00 but less than \$51,900.00; 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, non-assumable, deferred second mortgage with a 15-year term.
- The County’s loan includes a shared appreciation feature for the first 10 years of the loan.
- 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
1% - 50% of AMI	Not to exceed \$40,000	\$ 6,000
51% - 80% of AMI	Not to exceed \$30,000	\$ 5,000
81% - 120% of AMI	Not to exceed \$20,000	\$ 3,000

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	81% - 120% of AMI
\$500	\$1,000	\$1,500

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.
- Application packages will only be accepted only from approved AHPs and will be processed on a first-ready, first-served basis.



**County of Volusia Community Assistance
Affordable Housing Partners List
&
NSP Listing Brokers**



Agency	Contact	Email Address	Phone
Non-Profits			
Mid Florida Housing Partnership, Inc.	Joanne Maldonado	Joanna.Maldonado@mfhp.org	(386) 274-4441
	Lydia Gregg	Lydia.Gregg@mfhp.org	(386) 274-4441
Lenders			
Coastal Lending Services, Inc.	John Lynch III	Jlynch386@hotmail.com	(386) 760-0607
Fidelity Mortgage Services	Michael Trivelli	mike@fidelitymortgageservices.com	(407) 786-9500
Home Team Lending	Stephanie Peel	stephanie.peel@yourFloridaload.com	(386) 490-9922
	Matt Gurnow	joseph.gurnow@yourFloridaload.com	(386) 216-4602
Mainstreet Community Bank of FL	Sandy Barker	SandyB@mainstreetcbf.com	(386) 785-1160
Mortgage Equity Partners	Ryan Aceto	raceto@meploans.com	(407) 730-5944
	Gloria Payne	gpayne@meloans.com	(407) 694-0125
Nations Lending	Charles Wright	Charles.Wright@nationslending.com	(407) 770-5944
Realtors			
Aparo-Griffin Properties	Kathy Aparo-Griffin	kathy@aparogriffinproperties.com	(386) 738-2845

NSP Listing Brokers			
Weatherspoon Realty	Eugene Weatherspoon	spooneugene@gmail.com	(407) 878-4468
RE/MAX Signature	Shannon Fitzpatrick	shannon@shannonsellsproperty.com	(386) 236-0760