



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 will be posted on the County website as they become available
NOTE: The listing brokers for the program are 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	\$19,500	\$31,200	\$46,800
2	\$22,300	\$35,650	\$53,520
3	\$25,100	\$40,100	\$60,240
4	\$27,850	\$44,550	\$66,840
5	\$30,100	\$48,150	\$72,240
6	\$32,350	\$51,700	\$77,640
Example: You are a household of four whose annual gross income is more than \$27,850.00 but less than \$44,550.00; 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 \$40,000.00	\$ 6,000.00
51% - 80% of AMI	Not to exceed \$30,000.00	\$ 5,000.00
81% - 120% of AMI	Not to exceed \$20,000.00	\$ 3,000.00

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	maldonadoj_mfhp@bellsouth.net	(386) 274-4441
	Monica Huber	mhuber_mfhp@bellsouth.net	(386) 274-4441
Lenders			
Atlantic Home Loans, Inc.	Junior Simmonds	jsimmonds@atlantichomeloans.com	(407) 474-4376
	Libna Viruet	lviruet@hoahl.com	(386) 837-1246
Bank of America, N.A.	Delroy Pearson	delroy.pearson@bankofamerica.com	(386) 562-1143
Christensen Financial, Inc.	Elizabeth Wade	ewade@cfimortgage.com	(321) 239-0400
Core Collection Mortgage, Inc. dba Motto Mortgage Exclusive	Anna Marie Amalfitano	annie.amalfitano@mottomortgage.com	(386) 960-0688
Encompass Mortgage Services	Dawn Calache	dcalache@encompassmtg.com	(386) 957-5777
Fidelity Funding Mortgage Corp.	Gloria Payne	gloria@goffmc.com	(407) 694-0125
Home Team Equity	Stephanie Peel	stephanie.peel@planethomelending.com	(386) 490-9922
	Matt Gurnow	joseph.gurnow@planethomelending.com	(386) 216-4602
IberiaBank	David Seilkop	david.seilkop@iberiabank.com	(386) 734-0737
Town & Country Mortgage Services, Inc.	Bonni Davis	bonni@tcmflorida.com	(386) 314-8897
	Pegi D'errico	pegi@tcmflorida.com	(386) 237-4762
Realtors			
Aparo-Griffin Properties	Kathy Aparo-Griffin	kathy@aparogriffinproperties.com	(386) 738-2845
Holiday Realty, LLC	Jess Mendez	jess@holidayrealtyflorida.com	(407) 592-6064
NSP Listing Brokers			
Weatherspoon Realty	Eugene Weatherspoon	spooneugene@gmail.com	(407) 878-4468
RE/MAX Signature	Shannon Fitzpatrick	shannon@shannonsellsproperty.com	(386) 236-0760