



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 new construction home by providing a deferred payment loan needed for purchase assistance and closing costs. The NSP program is funded by Volusia County through a federal grant. The Community Assistance Division implements the NSP program with the cooperation of Affordable Housing Partners (AHP).

### Limitations on home purchase:

- NSP new construction homes are located in unincorporated Volusia County.
- NSP homes are not available for sale to private investors or cash buyers.
- NSP homes are listed on the Multiple Listing Service (MLS) when available.
- NSP homes are sold on a first-ready basis to approved buyers who have received a commitment letter from Community Assistance.

### 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 cannot exceed the Area Median Income (AMI) requirements below:

Household Size	1	2	3	4	5	6
1% - 50% of AMI	\$22,900	\$26,200	\$29,450	\$32,700	\$35,350	\$37,950
51% - 80% of AMI	\$36,650	\$41,850	\$47,100	\$52,300	\$56,500	\$60,700
81% - 120% of AMI	\$54,950	\$62,800	\$70,650	\$78,500	\$84,750	\$91,050

**\*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
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.

**Affordable Housing Partners List:**

## Non-Profits

Agency	Contact	Email Address	Phone
Mid Florida Housing Partnership, Inc.	Joanna Maldonado	<a href="mailto:Joanna.Maldonado@mfhp.org">Joanna.Maldonado@mfhp.org</a>	(386) 274-4441
Mid Florida Housing Partnership, Inc.	Lydia Gregg	<a href="mailto:Lydia.Gregg@mfhp.org">Lydia.Gregg@mfhp.org</a>	(386) 274-4441

## Lenders

Agency	Contact	Email Address	Phone
Home Team Lending	Stephanie Peel	<a href="mailto:stephanie.peel@yourFloridalloan.com">stephanie.peel@yourFloridalloan.com</a>	(386) 490-9922
Home Team Lending	Matt Gurnow	<a href="mailto:matt.gurnow@yourFloridalloan.com">matt.gurnow@yourFloridalloan.com</a>	(386) 216-4602
Mainstreet Community Bank of FL	Sandy Barker	<a href="mailto:SandyB@bankonmainstreet.com">SandyB@bankonmainstreet.com</a>	(386) 785-1160
Mortgage Equity Partners	Ryan Aceto	<a href="mailto:raceto@meploans.com">raceto@meploans.com</a>	(407) 730-5944
Nations Lending	Charles Wright	<a href="mailto:Charles.Wright@nationslending.com">Charles.Wright@nationslending.com</a>	(407) 770-5944
Synovus Bank	Robin Holley	<a href="mailto:robinholley@synovus.com">robinholley@synovus.com</a>	(954) 984-3314
Townsquare Mortgage	Melissa Martinez	<a href="mailto:mmartinez@tsmlending.com">mmartinez@tsmlending.com</a>	(407) 593-0390

## Realtors

Agency	Contact	Email Address	Phone
Aparo-Griffin Properties	Kathy Aparo-Griffin	<a href="mailto:kathy@aparogriffinproperties.com">kathy@aparogriffinproperties.com</a>	(386) 738-2845