



Building Better Neighborhoods

**COUNTY OF SAN DIEGO
DOWN PAYMENT & CLOSING COST ASSISTANCE (DCCA) PROGRAM GUIDELINES**

BUYERS EARNING 80% OR LESS OF AREA MEDIAN INCOME (AMI)

Program Overview:

The Down Payment and Closing Cost Assistance (DCCA) Program is a first time homebuyer program designed to make funds available to low-income households to help with the purchase of a home the County of San Diego program area including the Cities of Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, Vista and all Unincorporated Areas of the County of San Diego.

Eligible Borrowers:

- Households whose income is 80 percent or less than the San Diego County Area Median Income (AMI), as adjusted for household size. Gross income will be calculated based on the program guidelines stated below. To establish program eligibility, income of all household members 18 years and older must be taken into account. For the purpose of determining household size, any person claimed as a household member must have lived with the borrower for a minimum of six months.

Maximum Income Limits <i>effective April 2017</i>			
Household Size	80% Income Limit	Household Size	80% Income Limit
1	\$50,950	5	\$78,600
2	\$58,200	6	\$84,400
3	\$65,500	7	\$90,250
4	\$72,750	8	\$96,050

- Qualified applicants and all household members over the age of 18 must be a first time homebuyer. First time homebuyer means a person who has not owned a home during the three year period prior to purchase of a home using assistance from the County of San Diego. This timeframe includes those 36 months previous to the date the mortgage is executed. The following individual or individuals who may not be excluded from consideration as a first time homebuyer under this definition:
 - A displaced homemaker who, while a homemaker, owned a home with his or her spouse or resided in a home owned by a spouse. A displaced homemaker is an adult who has not, within the preceding two years, worked on a full-time basis as a member of the labor force for a consecutive 12-month period and who has been unemployed or underemployed, experienced difficulty in obtaining or upgrading employment and worked primarily without compensation to care for his or her home and family; or
 - A single parent who, while married, owned a home with his or her spouse or resided in a home owned by the spouse. A single parent is an individual who is unmarried and has one or more minor children for whom the individual has custody or joint custody (borrower must have child a minimum 51% of the time if joint custody).

Eligible Properties:

Single family homes, townhomes and condominiums located within the County of San Diego program area.

The current maximum purchase price limits is:

- Attached (Condominium/Townhome) **\$383,800**
- Detached **\$517,750**

The price paid for the property must be substantiated by a qualified appraiser.

Eligible properties must have the following occupancy characteristics:

- Currently occupied or recently vacated by the owner-seller of the property; or if a rental property, sold only to the existing tenant; or
- If rental property, vacant 30 days prior to submission of the purchase offer by borrower.

Due to the relocation regulations as stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, properties occupied by a tenant at the time the purchase offer is made are not eligible for first time home buyer assistance. No exceptions can be made to the requirements regarding properties which are or were tenant occupied.

Property Condition:

Termite Clearance:

A termite report and clearance is required on all properties. Section I and II clearance required. This requirement *cannot* be waived.

Property Standards Inspection and Assessment for Lead-Based Paint:

The subject property must be inspected by an approved home inspector. The inspector will evaluate the property to ensure it meets the County of San Diego property standards and is healthy and safe for occupancy. In addition, if the property was built prior to 1979, the inspector will conduct a visual lead based paint assessment. Upon completion of the property inspection, a report will be provided for review. All inspection repairs identified must be addressed and repaired prior to escrow closing.

If the visual assessment for lead-based paint fails in the inspection, lead-based paint clearance must be obtained prior to the close of escrow. Clearance can be obtained by one of the following options:

- 1) Obtain an XRF Inspection with Risk Assessment from a company licensed to perform lead-based paint testing
 - a. If the test results are negative, no further action is required;
 - b. If test is positive, surfaces must be stabilized by a certified / trained company using safe work practices and clearance is to be provided; or
- 2) Presume surfaces are positive for lead-based paint
 - a. Have surfaces stabilized by a certified / trained company using safe work practices;
 - b. Obtain clearance from a company licensed to perform lead-based paint clearance

The cost of termite repairs, inspection repairs and lead-paint abatement repairs *can* be covered by the DCCA program assistance if the costs are not covered by the seller and if there are sufficient funds available after paying customary recurring and non-recurring closing costs. All repair costs requested to be paid by the DCCA assistance must be pre-approved by the County of San Diego.

Please be advised, the property standards inspection and assessment for lead-based paint are not a complete home inspection. It is strongly recommended the borrowers obtain a full property inspection from a licensed residential property inspector.

Down Payment:

Three percent (3%) of the sales price. The borrower's down payment must be from their personal funds or a gift from a family member.

Any seller contributions or subsidies the borrower receives are in addition to the required down payment of three percent.

Loan Amount:

Down Payment: up to 17% of the purchase price or appraised value whichever is less

Closing Cost Assistance: Up to 4% of the purchase price up to \$10,000

The borrower may apply for a loan less than 17% of the sales price if needed to keep debt-to-income ratio or assets within guidelines.

Loan Terms:

1. The combined down payment and closing cost assistance is in the form of a 3% Interest Deferred Payment loan with a term of 30 years. No monthly payments of principal or interest are required. When the buyer sells the property or wants to pay the loan in full, in addition to payment of the principal balance, the buyer must pay all the accrued interest.
2. The Deed of Trust contains an acceleration clause, which will call the entire loan due and payable upon certain events, including the following:
 - Transfer or sale of the property
 - If the borrower no longer occupies the property
 - Discovery of willful misrepresentation or fraud in connection with any aspect of the Deferred Payment 3% Interest Loan Program
 - Renting of the property
 - Uncured default by borrower on the first trust deed note, or deed of trust, or any other senior or junior loan or encumbrance on the property
3. The ratio of total financing to purchase price may not exceed 100%, with an additional 5% to be allowed toward closing costs for a total maximum combined loan to value (CLTV) 105%. Except in the case of FHA and VA financing when Up Front Mortgage Insurance Premiums (UFMIP) and VA funding fees are financed by the 1st trust deed.

Borrowers are required to have a minimum down payment of 3% from their personal funds.

4. Subordinate financing to the DCCA deferred loans is allowed provided the loan is deferred with no payments required for 30 years.
5. Co-borrowers or co-owners, other than owner occupants, are not permitted. This rule is included to prohibit investors from utilizing qualified persons to purchase a property for their own investment purposes and financial gain. The non-borrowing spouses are considered co-borrowers even if they will not be on the loan for the first mortgage.
4. Loan Assumption – Generally, deferred payment 3% interest loans are not assumable. The loan must be paid in full upon the sale or transfer of the property. However, under certain terms and conditions, the deferred payment 3% interest loan may be assumed *with the prior written consent of the County of San Diego*.
5. Refinance/Subordination Agreements – Deferred payment 3% interest loan can be subordinated to the refinancing of the existing first trust deed loan in order to lower the interest rate or reduce the loan term. Cash out refinances are not permitted.

Credit Guidelines:

- Minimum credit score: 640
- Borrowers with a foreclosure within the last five years must provide a letter of explanation and substantial back-up documentation as to the cause of the foreclosure;
- A letter of explanation is required for all derogatory reporting's dated within two years of the close of escrow; all collections and judgments must be paid in full through escrow or prior to the close of escrow, back-up documentation showing the account has been paid is required if paid outside of escrow; and

- A credit report for a non-borrowing spouse is required. All debt of the non-borrowing spouse will be used in the debt-to-income ratio calculations.
- All collections (including medical collections) and judgments must be paid in full.

Income Qualifying For Eligibility Only:

The combined income of all members of the household 18 and over who are currently living together as a family and will be living in the property must be included in the determination of income. The household's income must be projected as an annual income. It should be assumed that today's circumstances would continue for the next 12 months, unless there is verifiable evidence to the contrary. Income on assets is considered when determining if a household is 80% or less of AMI. All households must be income-qualified no more than 90-days prior to the close of escrow. For the purpose of determining eligibility income, all income is included even if there is less than a two year history. Only the income from the borrower's current employer will be used. The income from past employers is reviewed solely for the purpose of determining job history and will not be factored into the income calculation.

Income Calculations for Underwriting:

Program guidelines require the combined income of all persons on title, including a non-borrowing spouse (if applicable), must be included in the calculation of income. The household's actual / averaged income will be calculated for underwriting purposes. It should be assumed that today's circumstances would continue for the next 12 months, unless there is verifiable evidence to the contrary.

Applicants, co-applicants and non-borrowing spouses must have a minimum of a two year continuous work history. An exception *may* be made for applicants and co-applicants who recently earned a bachelors degree or higher in which case a minimum of one year work history is required. Volunteer and intern work does not count toward the one year work history requirement.

Asset Reserve / Limitation:

- *Asset reserve minimum* requirement of \$1,000 at the close of escrow
- *Asset limitation* of \$10,000 for one person and \$500 for each additional household member.

Liquid assets of all family members, including children, must be considered. If a portion of the assets will be used towards the purchase and have or will be placed in escrow, they will not be considered. If a household member has access to their retirement account, it must be considered. In the case where retirement account cannot be accessed, the employer must verify this in writing.

Debt-to-Income Ratio:

The borrowers monthly housing debt, including principal, interest, property taxes, property insurance, and if applicable mortgage insurance and homeowner's association dues, **must be between 30 and 38 percent** of the borrower's gross monthly income.

The borrowers monthly housing debt, *plus* all other household monthly debt (including credit cards, automobile payments, etc.), **can not exceed 45 percent** of the borrowers gross monthly income.

The income of a non-borrowing spouse *is* included when calculating the debt-to-income ratios.

First Trust Deed Loan:

The loan must be a 30-year, fixed interest rate loan. Conventional, FHA and VA financing are acceptable. First trust deed lenders are required to collect and manage an impound account for payment of taxes, assessments and property insurance for the term of the first mortgage.

Homebuyer Education Class:

All applicants, co-applicants and non-borrowing spouses, whether on title or not, are required to attend an homebuyer education class given by an SDHC approved agency (see SDHC website for Homebuyer Education Provider list).

Applicant Eligibility	Standards
Co-Signers	Co-signers who will not occupy the property are prohibited.
Documentation	<ul style="list-style-type: none"> • If married: spouse must sign SDHC forms, disclosures and promissory note; regardless of vesting. • If unmarried: need copy of final divorce decree and judgment from the court. • Death certificate for deceased spouse. • Non-US Citizen: copy of permanent alien registration card (green card) • Copy of driver's license or other photo ID
Income	Standards
Alimony and Child Support	Copy of divorce decree and/or child support agreement, with six months proof of payment.
Disability Income	Copy of award letter from payer.
Social Security Income	Copy of award letter from payer.
Retirement or Pension Income	Copy of award letter or W-2 from payer.
Workers Compensation Benefits	Copy of award letter from payer.
Unemployment Compensation	Copy of award letter from payer.
Financial Aide (student loans, etc.)	Copy of award letter from payer.
Interest or Dividend Income	Two years 1040s, copies of current statements verifying buyer's assets.
Tax Returns	Three years tax returns, signed.
Salaried Borrowers	Most recent pay stubs covering minimum of two month's income. If there are multiple employers, all pay stubs showing year-to-date earnings.
Part-Time Employment	Most recent pay stubs covering a minimum of two month
Bonus and Overtime Income	Must be documented on pay stub. Will be used if there is a two-year history and likelihood of continuation.
Self-Employed	Two years tax returns with schedule C and a year-to-date signed profit and loss statement.
Commission Only	Two years tax returns with schedule C and a year-to-date signed and dated profit and loss statement <u>or</u> most current pay stubs covering a minimum of one month
Assets	Standards
Checking and Savings Accounts	Three months most recent bank statements.
Stocks and Bonds	Must be verified by brokerage firm or similar company and statement of account.
Saving Bonds	Copy of bond.
401K or Retirement Accounts	Copy of account statement and letter from employer verifying that borrower does <u>not</u> have access to the funds, if applicable.
Liabilities	Standards
Alimony/Child Support	Include as debt if over six months remaining. Need copy of divorce decree.
Installment Loans	Include as debt if over six months remaining.
Revolving Accounts	Use payment stated on credit report or application, whichever is higher. If payment is not stated, use the higher of \$10 or 5% of the outstanding balance owing.
Student Loan	If loan is deferred for one year or more, do not include as a monthly obligation. If less than a year deferment or

	borrower making payments, include as a debt.
Credit History	Standards
Credit Reports	Must be a "three repository merged" credit report. Any items not belonging to borrower must be removed from the report. Credit report can not be dated more than 60 days from underwriting.
Collections	All unpaid collections must be paid. Need letter of explanation from borrower.
Derogatory Credit	Letter of explanation is required for all derogatory credit. No accounts can be past due at the time of loan application.
Bankruptcy	General rule is that a minimum of two years has elapsed since the bankruptcy was discharged with no derogatory rating since the discharge. Buyer must have rebuilt their credit. A copy of the bankruptcy filing, the discharge and letter of explanation required.
Short Sales / Foreclosures	A minimum of three must have elapsed since the short sale or foreclosure. Buyers must provide a letter of explanation and back-up regarding the cause of the short sale or foreclosure.
Judgments, Garnishments and Involuntary Liens	No outstanding judgments, garnishments or involuntary liens are allowed.
Inquires	Any inquires within the last 90-days must be explained.
No or Limited Credit History	Alternative credit history is required. Utility payment records (at least three months most recent statements), rental payments (past 12 months) or other personal loans (past 12 months). Need three forms of credit history, at least one must be a rental history.

