



**NEW GUIDELINES FOR REMAINDER OF NSP APPLICATION PERIOD
INCREASED LOAN LIMIT OF UP TO \$60,000 FOR HOUSEHOLDS AT OR BELOW
50% OF THE AREA MEDIAN INCOME LEVELS ONLY**

To increase housing affordability for applicants at or below 50% of the area median income levels, a new NSP loan limit of up to \$60,000 is now available for down payment and closing costs assistance to purchase foreclosures *in all 33 NSP eligible zip codes*. The following new guidelines are effective immediately and will apply until the February 19, 2010 NSP Application deadline or until funds earmarked for this population are depleted.

APPLICABLE ONLY TO HOUSEHOLDS WITH INCOME AT OR BELOW LEVELS OUTLINED BELOW

Income Levels

		1-Person Household	2-Persons Household	3-Persons Household	4-Persons Household	5-Persons Household	6-Persons Household	7-Persons Household	8-Persons Household
Very Low Income	50%	\$35,950	\$41,100	\$46,200	\$51,350	\$55,450	\$59,550	\$63,650	\$67,800

REQUIREMENTS

1. Up to \$60,000 per household (*note that \$60,000 is not automatic*). The amount approved is what will be needed to achieve requirements for back end ratio, and minimum LTV for 1st Trust
2. Maximum back end ratio 45% - no exceptions, no compensating factors
3. Minimum LTV for the 1st Trust loan is 65%
4. Maximum of 2 points, including loan origination
5. Additional points up to a total of 4, including loan origination, approved only if buy down of rate is documented.
6. Minimum applicant contribution of \$1,000
7. **15 year primary residency requirement**
8. **15 year loan term**
9. 0% interest, deferred payment

REPAYMENT REQUIREMENTS

Length of Time Purchaser Retains Home as Primary Residence	Balance Due (As % of Total DPCCA Loan Received)
Less than 5 years	100%
At Least 5 years but less than 15 years	70%
15 or more years	50%

If you have any questions please contact Rosalyn B. Clemens, NSP Program Manager at 301-883-3288 or Yetta Stokes, NSP Senior Loan Processor at 301-883-7409.