

ENTRY COST MATRIX – July 2011

DOWN PAYMENT AND CLOSING COST

Minnesota Home Ownership Center

Produced by the Minnesota Home Ownership Center, this tool is designed primarily for industry professionals, such as for housing counselors and realtors, to use when assisting their homebuyer customers.

If you are a homebuyer using this tool to learn more about available programs, we encourage you to contact a housing counselor in our network for free, professional information. Housing counselors can help you understand what program is best for you and how to meet the homebuyer education requirements, mandatory for many of the programs. To find a local housing counselor or Home Stretch workshop near you visit www.hocmn.org or call the Minnesota Home Ownership Center at 651-659-9336.

TIPS FOR USING THE ENTRY COST MATRIX

- This tool includes programs available Statewide, countywide and for the cities of Minneapolis and St. Paul.
- Programs include down payment, closing cost assistance and funds to reduce the principal loan.
- The Center updates this tool on a quarterly basis. Earlier versions are no longer valid.
- While we do our best to keep the information up-to-date, some of the programs listed may be out of funding. Contact the program administrator to verify funds are still available.
- There may be additional eligibility requirements not listed for the program. Contact the program administrator for additional information.
- To see listings of affordably priced new and rehabbed homes the Twin Cities visit www.OwnAHomeMN.org The homes on this site were built or remodeled by community-based organizations.
- If you have specific questions about the Matrix or would like to include your entry cost program, please contact Brooke Walker at 651-659-9336 x 106 or by email at brooke@hocmn.org

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| HOMEOWNERSHIP ASSISTANCE FUND (HAF) | |
|--|---|
| ADMINISTRATOR | Minnesota Housing |
| CONTACT INFORMATION | Consumer Information Line at 651-296-8215 |
| WEBSITE | www.mnhousing.gov |
| APPLICATION PROCESS | To find a participating lender go to: http://www.mnhousing.gov/consumers/lender/index.aspx Buyer must qualify for a Minnesota Housing first mortgage loan. |
| GEOGRAPHIC AREA | Available Statewide |
| ELIGIBLE PROPERTIES | Single family and duplex |
| MAXIMUM FUNDS/ TERMS | Interest- free, deferred loan, co-terminus with the first mortgage Minnesota Mortgage Program (MMP): up to \$3,000 Community Activity Set Aside (CASA) Program: up to \$4,500 |
| ELIGIBLE USE OF FUNDS | Down payment or closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred until maturity date of HAF mortgage, property is sold or transferred, first mortgage is paid in pull or refinanced, first mortgage is in default, or the property is no longer owner occupied |
| FIRST MORTGAGE FINANCING | Buyer must be approved for a Minnesota Housing first mortgage loan. Requires buyers to have a minimum 620 credit score |
| MAXIMUM HOUSEHOLD INCOME | Meet MMP or CASA income limits available on www.mnhousing.gov |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Refer to MMP and CASA guidelines. |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | To qualify buyers must meet one of the following criteria: eligible for CASA program or qualify as an eligible MMP Targeted Borrower. For more information go to: www.mnhousing.gov |
| LAST UPDATED | July 2011 |

| HOME HOMEOWNER ENTRY LOAN PROGRAM (HOME HELP) | |
|--|---|
| ADMINISTRATOR | Minnesota Housing |
| CONTACT INFORMATION | Margaret Davies 651-296-3631 Margaret.davies@state.mn.us |
| WEBSITE | www.mnhousing.gov |
| APPLICATION PROCESS | Buyer contacts a participating lender prior to signing a purchase agreement. To find a participating lender go to: http://www.mnhousing.gov/consumers/FindALender/index.aspx |
| GEOGRAPHIC AREA | Eligible properties within qualified CASA initiatives. Metro CASA Initiatives located here: http://www.mnhousing.gov/idc/groups/public/documents/document/mhfa_007165.pdf . Greater MN CASA Initiatives located here: http://www.mnhousing.gov/idc/groups/public/documents/document/mhfa_007166.pdf . |
| ELIGIBLE PROPERTIES | Twin Cities 11 County Metro purchase price must be at or below \$276,683. Remainder must be at or below \$200,160. No condos or PUDs built prior to January 1, 1978. |
| MAXIMUM FUNDS/ TERMS | \$8,500 if approved for MN Housing CASA Loan - 0% interest deferred loan. 70% forgivable after 6 years, the remaining 30% is due upon maturity of the first mortgage, the property is sold, or the home is no longer owner-occupied. |
| ELIGIBLE USE OF FUNDS | Down payment or closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | 100% of the deferred loan must be repaid within the first 6 years if the buyer sells or vacates the home. After the sixth year, 70% of the loan is forgiven and the remaining 30% is repaid, when the first mortgage loan matures, the property is sold, or the home is no longer owner-occupied. |
| FIRST MORTGAGE FINANCING | Buyer must be eligible for MN Housing CASA loan. Requires buyers to have a minimum 620 credit score (if buyer has a credit score) and higher than a 25% housing ratio. |
| MAXIMUM HOUSEHOLD INCOME | At or below 80% Area Median Income. For income limits go to: http://www.mnhousing.gov/idc/groups/homes/documents/webcontent/mhfa_006929.pdf |
| INCOME NOT CONSIDERED | All household income considered |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | Yes |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| HOME BUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| LAST UPDATED | July 2011 |

| EMERGING MARKETS DOWN PAYMENT ASSISTANCE PROGRAM | |
|--|---|
| ADMINISTRATOR | Southwest Minnesota Housing Partnership |
| CONTACT INFORMATION | Ali Joens 507-836-1605 or 888-468-8010 x 1605 alij@swmhp.org |
| WEBSITE | www.swmhp.org |
| APPLICATION PROCESS | Lender contacts the administrator and provides required documentation (URLA, TIL, GFE, title, application supplement, privacy policy) |
| GEOGRAPHIC AREA | Statewide except the Twin Cities Metro Area and Duluth |
| ELIGIBLE PROPERTIES | New construction or existing homes. Single family, units in multi-family |
| MAXIMUM FUNDS/ TERMS | \$2500, 0%, 30-year deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment assistance, closing costs, principal reduction |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. No ending date at this time |
| REPAYMENT REQUIREMENTS | Deferred loan due upon sale or satisfaction of first mortgage |
| FIRST MORTGAGE FINANCING | Cannot be a subprime loan |
| MAXIMUM HOUSEHOLD INCOME | No income limits |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$500 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Not at this time |
| ADDITIONAL INFORMATION | Must be a household of color, Hispanic household or Native American household |
| LAST UPDATED | July 2011 |

| TWIN CITIES COMMUNITY LAND BANK - HOMEBUYER ASSISTANCE PROGRAM | |
|--|--|
| ADMINISTRATOR | Build Wealth MN |
| CONTACT INFORMATION | David McGee 612-877-4184 david@buildwealthmn.org |
| WEBSITE | Twin Cities Community Land Bank: www.tcclandbank.org Build Wealth MN: www.buildwealthmn.org |
| APPLICATION PROCESS | Contact administrator for more information |
| GEOGRAPHIC AREA | Minneapolis/St. Paul or in Hennepin, Ramsey, Dakota, Scott, Washington, Anoka and Carver counties |
| ELIGIBLE PROPERTIES | Single family properties, owner-occupied |
| MAXIMUM FUNDS/ TERMS | Min. \$5,000 – Max. \$10,000 |
| ELIGIBLE USE OF FUNDS | Down Payment and/or Closing Cost Assistance-Value or Affordability Gap Coverage |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | The earlier of 30 years and maturity of first mortgage. Due upon sale. |
| FIRST MORTGAGE FINANCING | 30 year mortgage |
| MAXIMUM HOUSEHOLD INCOME | Families earning 80% of the Twin Cities AMI or less |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Subject to first mortgage approval |
| FIRST TIME BUYER ONLY | No, but additional counseling is required |
| HOMEBUYER EDUCATION | Yes, Build Wealth Minnesota's Family Stabilization Program and Home Stretch for first time homebuyers |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | No |
| LAST UPDATED | July 2011 |

| WORKFORCE HOUSING DOWN PAYMENT ASSISTANCE PROGRAM | |
|--|---|
| ADMINISTRATOR | Southwest Minnesota Housing Partnership |
| CONTACT INFORMATION | Ali Joens 507-836-1605 or 888-468-8010 x 1605 alij@swmhp.org |
| WEBSITE | www.swmhp.org |
| APPLICATION PROCESS | Lender contacts the administrator and provides required documentation (URLA, TIL, GFE, title, application supplement, privacy policy) |
| GEOGRAPHIC AREA | Statewide except the Twin Cities Metro Area and Duluth |
| ELIGIBLE PROPERTIES | New construction or existing homes. Single family, units in multi-family |
| MAXIMUM FUNDS/ TERMS | \$2500, 0%, 30-year deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment assistance, closing costs, principal reduction |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. No ending date at this time |
| REPAYMENT REQUIREMENTS | Deferred loan due upon sale or satisfaction of first mortgage |
| FIRST MORTGAGE FINANCING | Cannot be a subprime loan |
| MAXIMUM HOUSEHOLD INCOME | 60% AMI based on family size |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$500 |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Not at this time |
| LAST UPDATED | July 2011 |

| CENTRAL NEIGHBORHOOD DOWN PAYMENT ASSISTANCE | |
|--|--|
| ADMINISTRATOR | Neighborhood Housing Services of Minneapolis, Inc. (NHS of Minneapolis) |
| CONTACT INFORMATION | Administrative Office Minneapolis: 612-521-3581 |
| WEBSITE | http://nnhousingnp.qwestoffice.net/ |
| APPLICATION PROCESS | Contact Administrative Office |
| GEOGRAPHIC AREA | Central Neighborhood of South Minneapolis |
| ELIGIBLE PROPERTIES | 1 - 4 unit properties, owner occupied that comply with zoning & code requirements |
| MAXIMUM FUNDS/ TERMS | \$5,000 |
| ELIGIBLE USE OF FUNDS | Down payment, closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | 0% - 5 year forgivable, Deferred - Owner occupancy for 5 years from date of closing. |
| FIRST MORTGAGE FINANCING | Fair market, fixed rate, fully amortized first mortgage |
| MAXIMUM HOUSEHOLD INCOME | No maximum, although FHA does have a maximum income |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Subject to first mortgage requirement |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop and Post purchase workshop available through NHS |
| APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | January 2011 |

| CITYLIVING DOWNPAYMENT ASSISTANCE PROGRAM – MINNEAPOLIS | |
|---|--|
| ADMINISTRATOR | City of Minneapolis |
| CONTACT INFORMATION | Community Planning and Economic Development 612-673-5289 |
| WEBSITE | www.cityliving.org |
| APPLICATION PROCESS | Contact a lender on the CityLiving participating lender list. The lender will review your qualifications and will process your mortgage application. List of lenders available on the website. |
| GEOGRAPHIC AREA | City limits of Minneapolis or St. Paul |
| ELIGIBLE PROPERTIES | Single family, condominiums and townhouses. |
| MAXIMUM FUNDS/ TERMS | 2% of the amount of the first mortgage |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred, forgiven after 7 years. Must be repaid in full if home sold before 7 years. |
| FIRST MORTGAGE FINANCING | CityLiving Home Program |
| MAXIMUM HOUSEHOLD INCOME | \$84,000 for 1-2 person household, \$92,000 for 3+ person households (non-target area);\$92,400 for target area |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Check with lender |
| FIRST TIME BUYER ONLY | Yes, unless purchasing in target census tract. For target census tract check City Living website. |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| HARRISON ENTRY COST ASSISTANCE DEFERRED LOAN | |
|--|--|
| ADMINISTRATOR | Center for Energy and Environment |
| CONTACT INFORMATION | Brenda Yaritz 612-335-5891 byaritz@mncee.org |
| WEBSITE | http://www.mncee.org/programs_residential/nrp/index.php |
| APPLICATION PROCESS | Prior to application buyer must have purchase agreement and loan commitment. For application visit http://www.mncee.org/programs_residential/nrp/neighborhood_pages/index.php?page=010 |
| GEOGRAPHIC AREA | Minneapolis properties located in the Harrison neighborhood |
| ELIGIBLE PROPERTIES | Owner occupied 1-4 unit dwellings |
| MAXIMUM FUNDS/ TERMS | \$4,000, 3% interest deferred forgivable loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | 5 year forgivable loan; 20% is forgiven annually |
| FIRST MORTGAGE FINANCING | Fair market fixed rate loan |
| MAXIMUM HOUSEHOLD INCOME | At or below 75% of the Area Median Income. Estimated income for a household of four is \$63,000. |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Not required |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| APPROVED BY FHA FOR SECONDARY FINANCING | No |
| LAST UPDATED | July 2011 |

| HAWTHORNE ADVANTAGE | |
|---|--|
| ADMINISTRATOR | Center for Energy and Environment |
| CONTACT INFORMATION | Brenda Yaritz 612-335-5891 byaritz@mncee.org |
| WEBSITE | http://www.mncee.org/programs_residential/nrp/index.php |
| APPLICATION PROCESS | Prior to application buyer must have purchase agreement and loan commitment. For application visit http://www.mncee.org/programs_residential/nrp/neighborhood_pages/index.php?page=010 |
| GEOGRAPHIC AREA | Minneapolis properties located in the Hawthorne neighborhood |
| ELIGIBLE PROPERTIES | Owner-occupied 1-4 unit residential structures. |
| MAXIMUM FUNDS/ TERMS | 0% interest, forgivable loan - \$5000 maximum |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | 10 year forgivable loan; 20% is forgiven annually after five years |
| FIRST MORTGAGE FINANCING | Fair market fixed rate loan |
| MAXIMUM HOUSEHOLD INCOME | No income limit. |
| INCOME NOT CONSIDERED | N/A |
| MINIMUM BUYER INVESTMENT | No |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| APPROVED BY FHA FOR SECONDARY FINANCING | No |
| LAST UPDATED | July 2011 |

| HOMEBUYER ASSISTANCE PROGRAM – LYNDALE | |
|---|---|
| ADMINISTRATOR | Lyndale Neighborhood Association |
| CONTACT INFORMATION | Norma Pietz 612-824-9402 x 15 norma@lyndale.org |
| WEBSITE | www.lyndale.org |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | Properties located in the Lyndale neighborhood of Minneapolis |
| ELIGIBLE PROPERTIES | Single family dwellings, condominiums, townhomes and owner occupied duplexes and Land Trust properties |
| MAXIMUM FUNDS/ TERMS | \$2,500, 0% interest deferred forgivable loan |
| ELIGIBLE USE OF FUNDS | Down payment, closing cost and rehab |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | 5 year forgivable loan if the owner has the home as their primary residence for 5 years from date of closing. Buyer must participate in post purchase counseling within 1 year from closing |
| FIRST MORTGAGE FINANCING | No requirements |
| MAXIMUM HOUSEHOLD INCOME | None |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Not required |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Post purchase counseling provided by Neighborhood Housing Services or other local provider |
| APPROVED BY FHA FOR SECONDARY FINANCING | No |
| ADDITIONAL INFORMATION | Buyer must have rented in the Lyndale neighborhood for the year prior to applying for funds. Loans secured by the property must not exceed 100% of the property value |
| LAST UPDATED | July 2011 |

| HOMEBUYER ASSISTANCE PROGRAM – MCKINLEY | |
|--|--|
| ADMINISTRATOR | Greater Metropolitan Housing Corporation |
| CONTACT INFORMATION | Northwest Housing Resource Center 612-588-3033 jstruck@gmhchousing.org |
| WEBSITE | www.housingresourcecenter.org |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | Properties located in the McKinley neighborhood in Minneapolis |
| ELIGIBLE PROPERTIES | Owner occupied single family detached dwellings, duplexes, condominiums and townhomes |
| MAXIMUM FUNDS/ TERMS | \$4,000, 0% interest deferred forgivable loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | 5 year forgivable loan |
| FIRST MORTGAGE FINANCING | Fixed rate financing. Contract for deed is allowed if financed and held by a nonprofit that has developed or renovated the property. |
| MAXIMUM HOUSEHOLD INCOME | None |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Not required |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Not required |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | April 2011 |

| MINNEAPOLIS ADVANTAGE | |
|--|--|
| ADMINISTRATOR | Greater Metropolitan Housing Corporation (GMHC) |
| CONTACT INFORMATION | Housing Resource Center – North 612- 588-3033 |
| WEBSITE | www.gmhhousing.org |
| APPLICATION PROCESS | Obtain Guidelines and Application from GMHC’s website (look for Minneapolis Advantage NSP 2 on the Home Page) or contact administrator. |
| GEOGRAPHIC AREA | Targeted Minneapolis neighborhoods (a map of eligible neighborhoods is included with the application) |
| ELIGIBLE PROPERTIES | Must be vacant and foreclosed; single-family only. No short-sales. Exception is a foreclosed property that has been purchased and rehabilitated by an approved developer that is now selling the property to an income-eligible borrower. Purchase price cannot exceed \$276,683. |
| MAXIMUM FUNDS/ TERMS | Households up to 80% Area Median Income (AMI) eligible for up to \$20,000; households between 81% AMI and 120% AMI up to \$10,000. No interest deferred loan forgivable if owner occupies the home the entire affordability period: up to \$14,999 5 year term; \$15,000 - \$20,000 10 year term. |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs. |
| AVAILABILITY OF FUNDS | Funds available |
| REPAYMENT REQUIREMENTS | Total loan amount due if the property is sold, if the title is transferred or if the borrower does not occupy home as principal place of residence prior to the end of the affordability period. |
| FIRST MORTGAGE FINANCING | Must be considered an “A” or “prime” lending product; must be a fixed rate FHA, VA, or conventional Fannie Mae or Freddie Mac insured loan. |
| MAXIMUM HOUSEHOLD INCOME | 120% Area Median Income |
| MINIMUM BUYER INVESTMENT | Borrower must contribute an amount at least equal to one-half of the required down payment; this can include normal and usual closing costs |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Yes |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | The borrower must demonstrate they have purchased the property for at least 1% less than the appraised value, unless the property has been purchased and rehabbed by an approved developer that has already met the 1% rule. An inspection will be conducted by GMHC’s construction manager. Borrower must obtain and submit bids to correct any violations and escrow funds at closing for up to 110% of the cost of repairs. |
| LAST UPDATED | April 2011 |

| VENTURA VILLAGE PROGRAM | |
|--|--|
| ADMINISTRATOR | Greater Metropolitan Housing Corporation |
| CONTACT INFORMATION | South Housing Resource Center 612-722-7141 rwoodard@gmhchousing.org |
| WEBSITE | www.housingresourcecenter.org |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | Properties located in the Ventura Village neighborhood in Minneapolis |
| ELIGIBLE PROPERTIES | Single family, condos, townhomes, duplexes and land trust |
| MAXIMUM FUNDS/ TERMS | \$5,000, 0% interest deferred forgivable loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | 5 year forgivable loan |
| FIRST MORTGAGE FINANCING | Prime Loan |
| MAXIMUM HOUSEHOLD INCOME | None |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Not required |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Not required |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | No |
| LAST UPDATED | July 2011 |

| CITYLIVING DOWNPAYMENT ASSISTANCE PROGRAM – ST. PAUL | |
|--|--|
| ADMINISTRATOR | City of St. Paul |
| CONTACT INFORMATION | Michelle Vojacek 651-266-6599 michelle.vojacek@ci.stpaul.mn.us |
| WEBSITE | www.cityliving.org |
| APPLICATION PROCESS | Contact a lender on the CityLiving participating lender list. The lender will review your qualifications and will process your mortgage application. List of lenders available on the website. |
| GEOGRAPHIC AREA | City limits of Minneapolis or St. Paul |
| ELIGIBLE PROPERTIES | Single family, condominiums and townhouses. |
| MAXIMUM FUNDS/ TERMS | 2.5% of the amount of the first mortgage |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred, forgiven after 7 years. Must be repaid in full if home sold before 7 years. |
| FIRST MORTGAGE FINANCING | CityLiving Home Program |
| MAXIMUM HOUSEHOLD INCOME | \$84,000 for 1-2 person household, \$92,000 for 3+ person households (non-target area);\$92,400 for target area |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Check with lender |
| FIRST TIME BUYER ONLY | Yes, unless purchasing in target census tract. For target census tract check City Living website. |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| CITYLIVING SECOND MORTGAGE PROGRAM | |
|--|--|
| ADMINISTRATOR | City of St. Paul |
| CONTACT INFORMATION | Michelle Vojacek 651-266-6599 michelle.vojacek@ci.stpaul.mn.us |
| WEBSITE | www.cityliving.org |
| APPLICATION PROCESS | Contact a lender on the CityLiving participating lender list. The lender will review your qualifications and will process your mortgage application. List of lenders available on the website. |
| GEOGRAPHIC AREA | City limits of St. Paul |
| ELIGIBLE PROPERTIES | Single family, condominiums and townhouses |
| MAXIMUM FUNDS/ TERMS | \$5,000; if the property is vacant or foreclosed, an additional \$5,000 is available (vacancy determined by appraisal) |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred for 30 years or until house is sold |
| FIRST MORTGAGE FINANCING | CityLiving Home Program |
| MAXIMUM HOUSEHOLD INCOME | \$84,000 for 1-2 person household, \$92,000 for 3+ person households (non-target area);\$92,400 for target area |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Check with lender |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| ANOKA COUNTY DOWN PAYMENT ASSISTANCE PROGRAM | |
|---|---|
| ADMINISTRATOR | Anoka County |
| CONTACT INFORMATION | Lana Burcaek 763-323-5708 lana.burczek@co.anoka.mn.us |
| WEBSITE | www.anokacounty.us/cd (click on homebuyers, then click on down payment assistance) |
| APPLICATION PROCESS | Complete a down payment assistance application found on website and return to application to the Administrator. |
| GEOGRAPHIC AREA | Anoka County |
| ELIGIBLE PROPERTIES | Vacant single family residences that are non-foreclosed or foreclosed. Single family residences include one to four family residences, cooperative units, condominiums, and townhouses. |
| MAXIMUM FUNDS/ TERMS | Up to \$10,000, Zero percent deferred loan forgiven after the 5 th year if applicant resides in home as principle resident for five full years. |
| ELIGIBLE USE OF FUNDS | Down Payment Assistance only |
| AVAILABILITY OF FUNDS | First come, first served. |
| REPAYMENT REQUIREMENTS | Forgiven in year six if applicant resides in home for five full years. If property is sold, refinanced or no longer the principle place of residence within the 5 year affordability period, the full balance of the down payment assistance funds will be due and payable immediately. |
| FIRST MORTGAGE FINANCING | Prime, Fixed Rate, Conforming Mortgage (Conventional, Fannie Mae/Freddie Mac, HUD, VA) |
| MAXIMUM HOUSEHOLD INCOME | Households may earn no more than 80% of the Anoka County / MPLS /STP Metropolitan Area Median income, as established by the U.S. Dept. of HUD. |
| INCOME NOT CONSIDERED | Only income listed in 24 CFR Part 5 Annual Income Exclusions will not be considered. |
| MINIMUM BUYER INVESTMENT | \$2,000. |
| FIRST TIME BUYER ONLY | N/A. There is no first time homebuyer requirement. |
| HOMEBUYER EDUCATION | Borrowers are required to complete a HUD Certified Homebuyer Education Course. |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| COON RAPIDS - REGENERATIONS DOWN PAYMENT ASSISTANCE LOAN PROGRAM | |
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| ADMINISTRATOR | City of Coon Rapids |
| CONTACT INFORMATION | Cheryl Bennett (763)767-6422 bennett@coonrapidsmn.gov |
| WEBSITE | http://www.ci.coon-rapids.mn.us/housing/mortgageassistance.htm |
| APPLICATION PROCESS | Contact program administrator |
| GEOGRAPHIC AREA | Coon Rapids |
| ELIGIBLE PROPERTIES | Single-family detached structure or two-family structure being converted to a single-family unit. No maximum property value or purchase price. |
| MAXIMUM FUNDS/TERMS | Funds - 3.5% of the acquisition costs (purchase plus rehab) up to a maximum of \$6,000. Terms - 0% interest if owned and occupied for a minimum of three years after closing; loan balance declines after year three and forgiven after 10 years." |
| ELIGIBLE USE OF FUNDS | Down payment assistance |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | No monthly payments. Loan forgiven after 10 years. Repayment structure based on age of loan. |
| FIRST MORTGAGE FINANCING | Funds are restricted to borrowers receiving a primary Section 203K mortgage from an accredited lender. |
| MAXIMUM HOUSEHOLD INCOME | No maximum income limit |
| INCOME NOT CONSIDERED | Not applicable |
| MINIMUM BUYER INVESTMENT | Determined by Section 203(k) mortgage |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | First-time homebuyers must complete the Home Stretch workshop www.hocmn.org or an approved program conforming to the same standard |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| MAKE HEIGHTS YOUR HOME | |
|--|---|
| ADMINISTRATOR | City of Columbia Heights |
| CONTACT INFORMATION | Sheila Cartney 763-706-3675 Sheila.Cartney@ci.columbia-heights.mn.us |
| WEBSITE | www.ci.columbia-heights.mn.us |
| APPLICATION PROCESS | Must be pre-approved by lender and have a purchase agreement, must put \$10,000 rehab into purchased house |
| GEOGRAPHIC AREA | Columbia Heights |
| ELIGIBLE PROPERTIES | Owner-occupied, single family detached dwellings, no limit on the sale price |
| MAXIMUM FUNDS/TERMS | 0% interest if owned for a minimum of three years after closing. Terms - 3.5% of the acquisition cost (purchase price plus rehab) up to a maximum of \$6,000. |
| ELIGIBLE USE OF FUNDS | Down payment assistance |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | Loan forgiven after 10 years. Repayment structure based on age of loan. |
| FIRST MORTGAGE FINANCING | Funds are restricted to borrowers receiving a primary Section 203K loan, MHFA Fix up Fun or HOP, Lakes Area Mortgage Renovation Loan or similar financing approved by City staff. |
| MAXIMUM HOUSEHOLD INCOME | No maximum income limit |
| INCOME NOT CONSIDERED | Not applicable |
| MINIMUM BUYER INVESTMENT | \$10,000 rehab which can be part of financing |
| FIRST TIME BUYER ONLY | No |
| HOME BUYER EDUCATION | Buyer must complete a homeownership education class |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| 2010 FIRST TIME HOMEBUYER PROGRAM AND DOWN PAYMENT ASSISTANCE (MORTGAGE REVENUE BOND PROGRAM) | |
|---|---|
| ADMINISTRATOR | Dakota County CDA |
| CONTACT INFORMATION | Kris Miller 651-675-4480 kmiller@dakotacda.state.mn.us |
| WEBSITE | www.dakotacda.org/homebuyers.htm |
| APPLICATION PROCESS | Buyers apply through participating loan officer. List of participating loan officers can be found on the Dakota County CDA website. |
| GEOGRAPHIC AREA | Dakota County |
| ELIGIBLE PROPERTIES | Single family, townhouse, condominium, duplex (for first mortgage only, duplexes not eligible for down payment assistance) |
| MAXIMUM FUNDS/TERMS | Down payment assistance – 2.5% - 10% of first mortgage amount up to \$10,000, based on household income. Down payment assistance is a 0%, deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | Down payment assistance loan is payable when property is sold, refinanced, first mortgage is paid in full or property is no longer primary residence |
| FIRST MORTGAGE FINANCING | FHA or VA only, 30-year, fixed, fully amortized. Buyers must use First Time Homebuyer Program first mortgage to receive the down payment assistance |
| MAXIMUM HOUSEHOLD INCOME | 1-2 person households = \$84,000; 3 or more = \$90,970 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$750 |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| BROOKLYN CENTER RENEW BUYER INCENTIVE PROGRAM | |
|--|--|
| ADMINISTRATOR | Brooklyn Center Economic Development Authority & Greater Metropolitan Housing Corporation |
| CONTACT INFORMATION | Housing Resource Center 612-588-3033 jstruck@gmhchousing.org |
| WEBSITE | www.housingresourcecenter.org |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | City of Brooklyn Center |
| ELIGIBLE PROPERTIES | Single family detached dwelling or townhome that is in foreclosed status and is registered as a vacant property with the City of Brooklyn Center |
| MAXIMUM FUNDS/ TERMS | Grant is \$7,000 or 3.5% of purchase price, whichever is less. Loan is \$10,000, 0% interest deferred forgivable after 5 years |
| ELIGIBLE USE OF FUNDS | Down payment, closing cost or rehab |
| AVAILABILITY OF FUNDS | Funds are reserved if the buyer meets program criteria |
| REPAYMENT REQUIREMENTS | Renew loan is forgivable after five years of continuous ownership |
| FIRST MORTGAGE FINANCING | Grant requires FHA 203k loan or other approved prime loan. Loan requires prime, A-rated, fixed-rate first mortgage, without a cosigner. |
| MAXIMUM HOUSEHOLD INCOME | \$83,900 maximum for household of 1-2; \$96,485 maximum for household of 3 or more |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Not required |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch Workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | Combined mortgage debt cannot exceed 100% of appraised value. Maximum debt to income ratio is 43% |
| LAST UPDATED | April 2011 |

| COME HOME 2 EDINA | |
|--|--|
| ADMINISTRATOR | Edina Housing Foundation |
| CONTACT INFORMATION | Joyce Repya 952-826-0462 jrepya@ci.edina.mn.us |
| WEBSITE | www.comehome2edina.org |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | City of Edina, except the SW quadrant |
| ELIGIBLE PROPERTIES | Owner-occupied. Single family, townhouses and condos are eligible. Purchase price must be at or below \$325,000 |
| MAXIMUM FUNDS/ TERMS | Up to \$60,000, 5% simple interest or 1 st mortgage rate minus 1% or share in percentage of appreciation |
| ELIGIBLE USE OF FUNDS | Down payment, closing costs, prepaid loan expenses, points and/or buy-down costs. |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Principle payments are deferred. Buyer does pay either monthly interest at 1% less than the first mortgage or shares in the appreciation when loan is due (never to exceed 5% simple interest). |
| FIRST MORTGAGE FINANCING | 3% down. No FHA. Contact program administrator for more information. |
| MAXIMUM HOUSEHOLD INCOME | 1-4 person household- \$83,900; 5-person household - \$90,700; and 6+ - \$96,400. Household assets after closing may not be more than \$50,000, excluding retirement. For additional information visit http://www.comehome2edina.org/view_properties.html |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Not required |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes – Must pay monthly interest |
| LAST UPDATED | July 2011 |

| CRYSTAL DOWNPAYMENT ASSISTANCE PROGRAM | |
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| ADMINISTRATOR | Greater Minnesota Housing Corporation |
| CONTACT INFORMATION | Northwest Housing Resource Center 612-588-3033 jstruck@gmhchousing.org |
| WEBSITE | www.housingresourcecenter.org |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | City of Crystal |
| ELIGIBLE PROPERTIES | Vacant single family detached dwellings. Purchase price must be at or below \$256,000 |
| MAXIMUM FUNDS/ TERMS | 3% of acquisition cost up to \$5,000, 0% interest forgivable loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Full amount of the loan is forgiven after 5 years if the buyer continues to own and occupy the home |
| FIRST MORTGAGE FINANCING | Requires FHA 203k loan or other approved prime lending product |
| MAXIMUM HOUSEHOLD INCOME | Households of 1 or 2 at or below \$83,900; Households of 3 or more at or below \$96,485 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | None |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete homeownership training program approved by the Housing Resource Center |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | Can be used with FHA 203k purchase rehab loan |
| LAST UPDATED | April 2011 |

| HENNEPIN COUNTY NSP2 HOMEBUYER ASSISTANCE PROGRAM | |
|--|---|
| ADMINISTRATOR | Hennepin County Housing, Community Works and Transit Department |
| CONTACT INFORMATION | Administrator 612-543-0046 hbamail@hennepin.mn.us |
| WEBSITE | www.hennepin.us/hba |
| APPLICATION PROCESS | Download eligibility application packet, program guidelines and FAQs from: www.hennepin.us/hba |
| GEOGRAPHIC AREA | Properties must be purchased in targeted areas within: Brooklyn Park, Brooklyn Center, Champlin, Maple Grove, Mound, Rogers/Hassen Twp. See Exhibit A of the Program Guidelines for specific census tracts. |
| ELIGIBLE PROPERTIES | Vacant foreclosed (bank-owned) single family dwelling. Purchase price must be at or below \$276,683 for households at or below 120% AMI, \$200,000 for households at or below 80% AMI and purchased at no more than 99% of appraised value. Buyer must use the property as their primary residence. |
| MAXIMUM FUNDS/ TERMS | Households below 120% AMI are eligible for up to \$10,000 in incentive funds. Households below 80% AMI <u>may be</u> eligible for up to \$20,000 in additional "affordability" assistance. See additional information in the Program Guidelines. |
| ELIGIBLE USE OF FUNDS | Principal reduction, one-half of the required down payment, closing and other approved settlement costs. |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | Forgivable loan. Based on the amount of assistance provided to the household. \$1,000-\$14,999 - 0% interest deferred loan forgivable after 5 years. \$15,000-\$30,000 - 0% interest deferred loan forgivable after 10 years. |
| FIRST MORTGAGE FINANCING | Prime, fixed rate FHA, VA or Conventional originated by an eligible loan officer. |
| MAXIMUM HOUSEHOLD INCOME | At or below 120% of the Area Median Income (AMI) as established by HUD. AMI is adjusted by household size and subject to change. Example: 2010 income limit for a household of four is \$99,250. |
| INCOME NOT CONSIDERED | All household income considered, unless specifically exempted in the regulations. |
| MINIMUM BUYER INVESTMENT | 50% of the required down payment or \$1,000 (whichever is greater) of buyer's own funds. |
| FIRST TIME BUYER ONLY | No. Buyer cannot have any ownership interest in other property. |
| HOMEBUYER EDUCATION | Education must be HUD Certified Home Stretch workshop. www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification. |
| LAST UPDATED | July 2011 |

| PLYMOUTH FIRST TIME HOMEBUYER PROGRAM | |
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| ADMINISTRATOR | City of Plymouth |
| CONTACT INFORMATION | Plymouth HRA 763-509-5410 housing@plymouthmn.gov |
| WEBSITE | www.plymouthmn.gov |
| APPLICATION PROCESS | Buyer must complete Home Stretch, pre-purchase counseling and be pre-approved by lender prior to application. To apply contact administrator |
| GEOGRAPHIC AREA | City of Plymouth |
| ELIGIBLE PROPERTIES | Properties located in the City of Plymouth |
| MAXIMUM FUNDS/ TERMS | \$25,000, zero payment, 0% interest deferred loan. Up to 50% of down payment (not to exceed \$5,000), 100% of homebuyers eligible closing costs (not to exceed \$5,000) and reduce the mortgage principal up to 10% of the purchase price to a maximum of \$20,000 |
| ELIGIBLE USE OF FUNDS | Down payment, closing costs or to reduce principal |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan due at 30 years or before if the home is sold or is no longer owner-occupied |
| FIRST MORTGAGE FINANCING | Must receive mortgage financing through one of the participating lending organizations listed on the Minnesota Housing Homebuyer Lender List http://www.mnhousing.gov/consumers/home-buyers/programs/index.aspx |
| MAXIMUM HOUSEHOLD INCOME | Based on household size. At or below \$44,950 for 1 person household; \$51,400 for 2 person household; \$57,800 for 3 person household; \$64,200 for 4 person household. Larger households contact administrator for limits |
| INCOME NOT CONSIDERED | All income included, including child support and alimony |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | A family who has not owned a dwelling of any kind within the preceding three years or who has been displaced due to a divorce |
| HOMEBUYER EDUCATION | Buyer must attend the Home Stretch workshop and counseling at Community Action Partnership of Suburban Hennepin (CAPSH) 952-933-9639 or other approved program |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | April 2011 |

| RICHFIELD FORECLOSURE PURCHASE INCENTIVE PROGRAM | |
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| ADMINISTRATOR | City of Richfield |
| CONTACT INFORMATION | City of Richfield Community Development Housing Specialist 612-861-9778 housespecialist@cityofrichfield.org |
| WEBSITE | http://www.cityofrichfield.org/CD/index.htm |
| APPLICATION PROCESS | Buyers submit completed application. For application visit http://www.cityofrichfield.org/CD/index.htm |
| GEOGRAPHIC AREA | City of Richfield |
| ELIGIBLE PROPERTIES | Vacant and foreclosed dwellings located in the City of Richfield |
| MAXIMUM FUNDS/ TERMS | \$10,000 for purchase incentive or \$15,000 for rehabilitation, 0% interest deferred forgivable loan |
| ELIGIBLE USE OF FUNDS | Down payment or rehab |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | 5 year forgivable. Must be homesteaded. |
| FIRST MORTGAGE FINANCING | Must be fixed rate loan |
| MAXIMUM HOUSEHOLD INCOME | None |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Must have 20% equity in the property through down payment and/or difference between appraised value and total liens |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Not required |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification. |
| LAST UPDATED | July 2011 |

| ST LOUIS PARK PROGRAM | |
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| ADMINISTRATOR | City of St Louis Park/Center for Energy and Environment |
| CONTACT INFORMATION | Michelle Schnitker 952-924-2571 mschnitker@stlouispark.org |
| WEBSITE | www.stlouispark.org |
| APPLICATION PROCESS | Contact the Center for Energy and Environment at 612-335-5891. Buyer must be employed by a St Louis Park business |
| GEOGRAPHIC AREA | City of St Louis Park |
| ELIGIBLE PROPERTIES | Single unit dwellings, including condos and townhomes located in St Louis Park. Must be buyers primary residence |
| MAXIMUM FUNDS/ TERMS | \$2,500, 3 year deferred forgivable loan. Interest rate same as first mortgage. Vacant foreclosed properties are eligible for an additional \$1,000 |
| ELIGIBLE USE OF FUNDS | Down payment, closing cost, principal reduction and repairs for code violations |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Forgivable loan after 3 years if primary residence |
| FIRST MORTGAGE FINANCING | Fixed rate. No cash out from first mortgage. |
| MAXIMUM HOUSEHOLD INCOME | 120% of the area median income. Estimated income for a household of four is \$100,680 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | First-time home buyers must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification. |
| ADDITIONAL INFORMATION | Buyer must be employed by a St Louis Park business |
| LAST UPDATED | July 2011 |

| FIRSTHOME | |
|--|--|
| ADMINISTRATOR | Ramsey County |
| CONTACT INFORMATION | Denise Beigbeder 651-266-8000 denise.beigbeder@co.ramsey.mn.us |
| | Mary Lou Egan 651-266-8025 marylou.egan@co.ramsey.mn.us |
| WEBSITE | www.co.ramsey.mn.us/ced or RamseyHomes.org |
| APPLICATION PROCESS | Buyer may apply through any lender. Lender contact administrator for approval |
| GEOGRAPHIC AREA | Properties located in suburban Ramsey County. Properties in the City of St Paul are not eligible |
| ELIGIBLE PROPERTIES | Single family dwellings, duplexes, condominiums, and townhouses. Property must meet Housing Quality Standards and local codes. The maximum purchase price is \$200,000 |
| MAXIMUM FUNDS/ TERMS | \$10,000, 0% interest deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment, closing cost and health/safety/code improvements |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. Lender can reserve funds on behalf of the buyer for 60 days |
| REPAYMENT REQUIREMENTS | 30 year deferred loan must be paid at the time the home is sold, refinanced or title is otherwise transferred |
| FIRST MORTGAGE FINANCING | Must be fixed market rate and term |
| MAXIMUM HOUSEHOLD INCOME | At or below 80% of the Area Median Income. Estimated income for a household of four is \$64,200 |
| INCOME NOT CONSIDERED | Program uses IRS adjusted gross income to determine eligibility |
| MINIMUM BUYER INVESTMENT | \$2,000 |
| FIRST TIME BUYER ONLY | Yes or displaced homemaker |
| HOME BUYER EDUCATION | Buyer must attend the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| SCOTT COUNTY CDA HOMEBUYER CLUB | |
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| ADMINISTRATOR | Scott County CDA |
| CONTACT INFORMATION | Melissa Hansen 952-402-9022 mmhansen@scottcda.org |
| WEBSITE | www.scottcda.org/programs/housebuyers-club |
| APPLICATION PROCESS | Contact Nicole Horner for Scott County HBC application |
| GEOGRAPHIC AREA | Participant must be a Scott County resident. |
| ELIGIBLE PROPERTIES | No requirements regarding property type |
| MAXIMUM FUNDS/ TERMS | Grant of \$4,000 or 10% of the purchase price, whichever is less |
| ELIGIBLE USE OF FUNDS | Down payment |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. A limited number of grants are available each year |
| REPAYMENT REQUIREMENTS | None |
| FIRST MORTGAGE FINANCING | No requirement |
| MAXIMUM HOUSEHOLD INCOME | Based on MN Housing first time buyer income guidelines. http://www.mnhousing.gov/resources/resources/limits/MHFA_004718.aspx |
| INCOME NOT CONSIDERED | Any income excluded under federal regulations for the CDA's housing program |
| MINIMUM BUYER INVESTMENT | Not required |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Must complete the Scott County CDA Home Buyers Club |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | April 2011 |

| WOODBURY FIRST-TIME HOMEOWNERSHIP PROGRAM | |
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| ADMINISTRATOR | Greater Metropolitan Housing Corporation |
| CONTACT INFORMATION | Housing Resource Center – North & East Metro (651) 486-7401 lbolstad@gmhchousing.org |
| WEBSITE | www.housingresourcecenter.org and www.ci.woodbury.mn.us/planning/holoanprogs.html |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | City of Woodbury |
| ELIGIBLE PROPERTIES | Single family dwellings, townhomes, twin homes or condominiums. Purchase price must be at or below \$256,500 |
| MAXIMUM FUNDS/ TERMS | \$25,000, 3% interest. Interest is paid monthly, while the principal is deferred. |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Principal deferred for 30 years or until sale, transfer of title, upon payment of first mortgage or the property is no longer owner occupied. Accrued interest is paid monthly |
| FIRST MORTGAGE FINANCING | Must be prime or A-rated, fixed rate mortgage |
| MAXIMUM HOUSEHOLD INCOME | At or below 80% of the Area Median Income (AMI) |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | 5% of the total cost of purchase (includes closing costs) |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Not required |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | Debt –to-income ratio cannot exceed 50% |
| LAST UPDATED | April 2011 |

| WOODBURY FORECLOSURE PURCHASE PROGRAM | |
|--|---|
| ADMINISTRATOR | Greater Metropolitan Housing Corporation |
| CONTACT INFORMATION | Housing Resource Center – North & East Metro (651) 486-7401 lbolstad@gmhchousing.org |
| WEBSITE | www.housingresourcecenter.org and www.ci.woodbury.mn.us/planning/holoanprogs.html |
| APPLICATION PROCESS | Contact administrator |
| GEOGRAPHIC AREA | City of Woodbury |
| ELIGIBLE PROPERTIES | Foreclosed or short-sale single family dwellings, townhomes, twin homes or condominiums. Purchase price must be at or below \$256,500 |
| MAXIMUM FUNDS/ TERMS | \$25,000, 3% interest. Interest is paid monthly, while the principal is deferred. |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Principal deferred for 30 years or until sale, transfer of title, upon payment of first mortgage or the property is no longer owner occupied. Accrued interest is paid monthly. |
| FIRST MORTGAGE FINANCING | Must be prime or A-rated rate fixed rate mortgage |
| MAXIMUM HOUSEHOLD INCOME | At or below 115% of the AMI, not to exceed \$90,000 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | 5% of total cost of purchase (includes closing costs) |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Not required |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | Debt –to-income ratio cannot exceed 50% |
| LAST UPDATED | April 2011 |

| CAMBRIDGE – HERITAGE GREENS | |
|--|--|
| ADMINISTRATOR | Central Minnesota Housing Partnership |
| CONTACT INFORMATION | Jason Krebsbach 320-259-0393 Jason@cmhp.net |
| WEBSITE | www.cmhp.net |
| APPLICATION PROCESS | Contact local participating lender. Lender provides application to CMHP for review and approval. |
| GEOGRAPHIC AREA | Restricted to Heritage Greens of Cambridge new construction development. Specific home designs are available for buyers purchasing with gap financing. |
| ELIGIBLE PROPERTIES | Single-family homes |
| MAXIMUM FUNDS/ TERMS | \$10,000, 0% interest, 30-year deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred loan |
| FIRST MORTGAGE FINANCING | Must be fixed-rate, 30-year minimum term with affordable interest rate |
| MAXIMUM HOUSEHOLD INCOME | 80% of state median income based on family size |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Needs based gap financing approved by FHA (CLT not approved for FHA) |
| LAST UPDATED | July 2011 |

| COLD SPRINGS – GRANITE LEDGE | |
|--|--|
| ADMINISTRATOR | Central Minnesota Housing Partnership |
| CONTACT INFORMATION | Jason Krebsbach 320-259-0393 Jason@cmhp.net |
| WEBSITE | www.cmhp.net |
| APPLICATION PROCESS | Contact local participating lender. Lender provides application to CMHP for review and approval. |
| GEOGRAPHIC AREA | Restricted to Granite Ledge new construction development in Cold Spring. Specific home designs are available with prices at or below limits set by Greater Minnesota Housing Fund. |
| ELIGIBLE PROPERTIES | Single-family homes |
| MAXIMUM FUNDS/ TERMS | \$15,000, 30-year 0% interest deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. Call for loan availability. |
| REPAYMENT REQUIREMENTS | Deferred loan |
| FIRST MORTGAGE FINANCING | Must be fixed-rate, 30 year minimum with affordable interest rate. |
| MAXIMUM HOUSEHOLD INCOME | 80% of state median income based on family size |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| HUTCHINSON HOME PURCHASE OPPORTUNITY PROGRAM, HRA ENTRY COST ASSISTANCE | |
|---|---|
| ADMINISTRATOR | Hutchinson HRA |
| CONTACT INFORMATION | Judy Flemming 320-234-4251 jflemming@ci.hutchinson.mn.us |
| WEBSITE | www.hutchinsonhra.com |
| APPLICATION PROCESS | Contact a Home Purchase Opportunity Program lender, see website for contact list |
| GEOGRAPHIC AREA | City of Hutchinson |
| ELIGIBLE PROPERTIES | Single family, one unit. Can be a foreclosed home. |
| MAXIMUM FUNDS/ TERMS | \$3,000 to \$5,000 based on need. 0% interest loan, same term as first mortgage. |
| ELIGIBLE USE OF FUNDS | Down payment and/or closing costs |
| AVAILABILITY OF FUNDS | Call for availability |
| REPAYMENT REQUIREMENTS | 0% interest loan, same term as first mortgage. |
| FIRST MORTGAGE FINANCING | Fixed rate |
| MAXIMUM HOUSEHOLD INCOME | Use CASA income guidelines |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1000, including prepaids. |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | First time buyer must complete the Home Stretch workshop www.hocmn.org or other curriculum approved by HRA Loan Review Committee |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| HUTCHINSON HOME PURCHASE OPPORTUNITY PROGRAM, CITY REVOLVING REHAB LOAN | |
|---|---|
| ADMINISTRATOR | Hutchinson HRA |
| CONTACT INFORMATION | Judy Flemming 320-234-4251 jflemming@ci.hutchinson.mn.us |
| WEBSITE | www.hutchinsonhra.com |
| APPLICATION PROCESS | Contact a Home Purchase Opportunity Program lender, see website for contact list |
| GEOGRAPHIC AREA | City of Hutchinson |
| ELIGIBLE PROPERTIES | Single family, one unit. Can be a foreclosed home. |
| MAXIMUM FUNDS/ TERMS | \$15,000-\$35,000. Funds are a 0% interest loan, same term as first mortgage |
| ELIGIBLE USE OF FUNDS | Gap loans, down payment and/or closing costs |
| AVAILABILITY OF FUNDS | Call for availability |
| REPAYMENT REQUIREMENTS | 0% interest loan, same term as first mortgage. |
| FIRST MORTGAGE FINANCING | Fixed-rate |
| MAXIMUM HOUSEHOLD INCOME | 80% area median income |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$1000 including prepaids |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| ST. CLOUD CORE NEIGHBORHOOD DOWNPAYMENT AND REHAB ASSISTANCE PROGRAM | |
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| ADMINISTRATOR | St. Cloud HRA |
| CONTACT INFORMATION | Shannon Adamski 320-252-0880 sadamski@stcloudhra.com |
| WEBSITE | www.stcloudhra.com |
| APPLICATION PROCESS | Contact program administrator |
| GEOGRAPHIC AREA | Property must be in St. Cloud Core Neighborhood. See website for map. Properties outside of Core Neighborhoods are eligible if they are 1000 feet from the boundary or if the property needs rehab for handicap accessibility. |
| ELIGIBLE PROPERTIES | In addition to meeting geographic requirements, the property must meet minimum housing quality standards and have an HQS inspection completed by the St. Cloud HRA prior to be eligible. |
| MAXIMUM FUNDS/ TERMS | \$10,000, 30-year, 0% deferred loan. \$5000-\$20,000 in rehab money for health, safety and weatherization repairs also available. |
| ELIGIBLE USE OF FUNDS | One-half of first-mortgage required down-payment, closing costs and pre-paids, principal reduction |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan is due and payable after 30 years or at the time of sale, refinance, if the property ceases to become the owner's primary residence. Loan is not forgiven. |
| FIRST MORTGAGE FINANCING | |
| MAXIMUM HOUSEHOLD INCOME | 80% of 2010 state median income |
| INCOME NOT CONSIDERED | All income considered Buyer cannot have more than \$25,000 in assets, excluding retirement accounts. |
| MINIMUM BUYER INVESTMENT | Buyers total loan-to-value cannot exceed 100% for down payment assistance; 120% for down payment assistance with rehab |
| FIRST TIME BUYER ONLY | No, however buyer cannot own multiple properties. |
| HOMEBUYER EDUCATION | Buyer must attend HUD certified Home Stretch class. For class information go to www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| ADDITIONAL INFORMATION | Funds can be layered with other funds such as those offered by MN Housing and GMHF |
| LAST UPDATED | January 2011 |

| BELTRAMI COUNTY HRA | |
|--|--|
| ADMINISTRATOR | Beltrami County HRA |
| CONTACT INFORMATION | Jackie Meixner 218-333-6530 jmeixner@hrdc.org |
| WEBSITE | www.hrdc.org |
| APPLICATION PROCESS | Buyer applies to the program. Several attachments are needed with the application. Contact Administrator for full information. \$100 non-refundable application fee required |
| GEOGRAPHIC AREA | Beltrami County |
| ELIGIBLE PROPERTIES | Existing single-family homes or new construction; permanent foundation |
| MAXIMUM FUNDS/ TERMS | \$7500, need based; 60 months deferred payments & interest; beginning on 61 st month, interest rate of 4%, amortized over 60 months |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis; half of current pool is reserved for Blackduck-Kelliher area |
| REPAYMENT REQUIREMENTS | Loan term is 10 years, repayable over the last 5 years |
| FIRST MORTGAGE FINANCING | Cannot exceed \$175,000 |
| MAXIMUM HOUSEHOLD INCOME | 80% of the state median income, adjusted for family size |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | None |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification |
| LAST UPDATED | July 2011 |

| EAST GRAND FORKS - ECONOMIC DEVELOPMENT HOUSING AUTHORITY DOWNPAYMENT ASSISTANCE | |
|--|--|
| ADMINISTRATOR | Economic Development Housing Authority |
| CONTACT INFORMATION | James S. Richter 218-773-2371 jrichter@ci.east-grand-forks.mn.us |
| WEBSITE | www.ci.east-grand-forks.mn.us |
| APPLICATION PROCESS | Obtain application, complete and submit with required documents. Contact administrator for application. |
| GEOGRAPHIC AREA | East Grand Forks city limits |
| ELIGIBLE PROPERTIES | Lender eligible single-family homes, condominiums and townhouses. Maximum acquisition cost is \$140,000. Manufactured homes must be lender approved and on a permanent foundation. |
| MAXIMUM FUNDS/ TERMS | \$7,500, 5% interest, financed over 5 years. No interest charged if loan repaid in full by end of 12 th month. |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis; limited funding. |
| REPAYMENT REQUIREMENTS | No monthly or yearly payments required for the first year and no interest will accrue during that time. Loan to be repaid in full over 5 years. |
| FIRST MORTGAGE FINANCING | Must meet all underwriting requirements and be a fair rate. |
| MAXIMUM HOUSEHOLD INCOME | Total adjusted gross annual income less than \$80,000 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$500 for households with gross incomes of \$50,000 or less; \$750 for those with gross incomes between \$50,001 and \$80,000 |
| FIRST TIME BUYER ONLY | Yes, or has not owned a home in the past 3 years |
| HOMEBUYER EDUCATION | Encouraged but not required www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification |
| LAST UPDATED | July 2011 |

| NORTHWEST MINNESOTA MULTI-COUNTY HRA HOUSING PROGRAM | |
|--|--|
| ADMINISTRATOR | Northwest Minnesota Multi-County HRA |
| CONTACT INFORMATION | Tina Gramer 218-637-2435 tina@nwmnhra.org |
| WEBSITE | www.nwmnhra.org |
| APPLICATION PROCESS | Buyer applies to the program. If income eligible, the buyer will be sent a pre-qualification letter and begins working with a lender. \$100 non-refundable application fee required. |
| GEOGRAPHIC AREA | Kittson, Lake of the Woods, Marshall, Norman, Pennington, Polk, Red Lake and Roseau |
| ELIGIBLE PROPERTIES | 1-4 unit properties. |
| MAXIMUM FUNDS/ TERMS | \$5000 - \$15,000, 4% interest paid over 10-30 years depending on the amount of the loan. |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. Counties have separate loan pools. |
| REPAYMENT REQUIREMENTS | Loan repaid over 10-30 years depending on the amount of the loan. |
| FIRST MORTGAGE FINANCING | No requirements. |
| MAXIMUM HOUSEHOLD INCOME | Up to \$84,100 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$30,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification |
| LAST UPDATED | July 2011 |

| ARROWHEAD ECONOMIC OPPORTUNITY AGENCY (AEOA) HOMEOWNERSHIP PROGRAM | |
|--|--|
| ADMINISTRATOR | Arrowhead Economic Opportunity Agency, Inc. |
| CONTACT INFORMATION | Barbara Ackerson 218-749-2912 x 249 barbara.ackerson@aeoa.org |
| WEBSITE | www.aeoa.org |
| APPLICATION PROCESS | Buyers interested in participating in the program should begin process by contacting AEOA to register for the Home Stretch homebuyer education workshop |
| GEOGRAPHIC AREA | Anywhere in Lake, Cook and St. Louis Counties except the city of Duluth |
| ELIGIBLE PROPERTIES | Single family homes, including foreclosed and short-sale properties if they are able to pass an HQS inspection |
| MAXIMUM FUNDS/ TERMS | Homebuyers may receive up to \$5000 in downpayment/closing cost assistance |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first serve basis for eligible first time homebuyers |
| REPAYMENT REQUIREMENTS | Assistance is in the form of a 10-year deferred loan. Homebuyers who sell or refinance the home or no longer occupy the home as a primary residence during the 10-year period are obligated to repay the loan. |
| FIRST MORTGAGE FINANCING | Cannot use a predatory loan product. AEOA counselor works with home buyer to find an affordable loan product. |
| MAXIMUM HOUSEHOLD INCOME | At or below 80% of the Area Median Income |
| INCOME NOT CONSIDERED | Food stamps |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop and individual counseling before signing a purchase agreement www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | April 2011 |

| DULUTH HILLSIDE HOMEOWNERSHIP INITIATIVE PROGRAM | |
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| ADMINISTRATOR | Neighborhood Housing Services of Duluth |
| CONTACT INFORMATION | Kristen Monson 218-727-8604 kmonson@nhsduluth.org |
| WEBSITE | www.nhsduluth.org |
| APPLICATION PROCESS | Buyers should contact the administrator to set up an appointment at least two weeks prior to closing. Completed application documentation and copy of final purchase agreement are needed to hold funds. |
| GEOGRAPHIC AREA | Central Hillside, East Hillside, Endion, Lincoln Park. For SMDC employees only- West Duluth |
| ELIGIBLE PROPERTIES | 1-4 unit properties are eligible, provided the buyer is a resident of the property. Mobile homes are not eligible. |
| MAXIMUM FUNDS/ TERMS | \$2,000, 0% forgivable loan. An additional \$2,000 in matching grant funds may be provided to qualified purchasers. Check with administrator for eligibility. |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Available to all employees of the following participating employers: SMDC, Miller-Dwan Hospital, St. Luke's Hospital and Regional Trauma Center, Members of the Greater Downtown Council and Members of The Hillside Business Association. Funds available to employees organizations on a first come, first served basis. |
| REPAYMENT REQUIREMENTS | Loan declines at 20% per year. Loan forgiven after 5 years if purchaser owns and resides at the property as a resident for the loan term. |
| FIRST MORTGAGE FINANCING | Loan from one of the following approved lenders: US Bank, Wells Fargo or Northshore Mortgage or other financial institutions with permission. |
| MAXIMUM HOUSEHOLD INCOME | None |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | None |
| FIRST TIME BUYER ONLY | No |
| HOME BUYER EDUCATION | Buyer must attend the Home Stretch workshop and one-on-one counseling provided by Duluth NHS or other approved Home Stretch provider www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| DULUTH HOMEOWNERSHIP INCENTIVE PROGRAM | |
|--|--|
| ADMINISTRATOR | Neighborhood Housing Services of Duluth |
| CONTACT INFORMATION | Kristen Monson 218-727-8604 kmonson@nhsduluth.org |
| WEBSITE | www.nhsduluth.org |
| APPLICATION PROCESS | Buyers should contact the administrator to set up an appointment at least two weeks prior to closing. Completed application documentation and copy of final purchase agreement are needed to hold funds. |
| GEOGRAPHIC AREA | Lincoln Park, Central Hillside, East Hillside and all CDBG neighborhoods in Duluth, including parts of West Duluth and Morgan Park |
| ELIGIBLE PROPERTIES | All types of 1-4 unit properties provided the buyer is a resident of the property. |
| MAXIMUM FUNDS/ TERMS | \$2,000, 30-year deferred loan. An additional \$2,000 may be available to buyers with demonstrated need as determined by first mortgage lender |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan is paid back in full at the end of 30 years or upon sale or refinancing |
| FIRST MORTGAGE FINANCING | FHA approved for use with closing costs and down payment above the 3.5% down expected directly from the buyer. Loan from one of the following approved lenders: US Bank, Wells Fargo or Northshore Mortgage or other financial institution with permission |
| MAXIMUM HOUSEHOLD INCOME | None |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | None |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must attend the Home Stretch workshop and one-on-one counseling provided by Duluth NHS or other approved Home Stretch provider www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| OPENING DOORS (DULUTH) | |
|--|--|
| ADMINISTRATOR | Neighborhood Housing Services of Duluth |
| CONTACT INFORMATION | Kristen Monson 218-727-8604 kmonson@nhsduluth.org |
| WEBSITE | www.nhsduluth.org |
| APPLICATION PROCESS | Buyers should contact the administrator to set up an appointment at least two weeks prior to closing. Completed application documentation and copy of final purchase agreement are needed to hold funds. |
| GEOGRAPHIC AREA | Duluth |
| ELIGIBLE PROPERTIES | All types of 1-4 unit properties provided the buyer is a resident of the property. |
| MAXIMUM FUNDS/ TERMS | \$2,000, 0% interest deferred loan. |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan is paid back in full at the end of 30 years or upon sale or refinancing |
| FIRST MORTGAGE FINANCING | FHA approved for use with closing costs and down payment above the 3.5% down expected directly from the buyer. Loan from one of the following approved lenders: US Bank, Wells Fargo or Northshore Mortgage or other financial institution with permission |
| MAXIMUM HOUSEHOLD INCOME | Up to \$83,900 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | None |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must attend the Home Stretch workshop and one-on-one counseling provided by Duluth NHS or other approved Home Stretch provider www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| KOOTASCA COMMUNITY ACTION – FIRST TIME HOMEBUYER ASSISTANCE PROGRAM | |
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| ADMINISTRATOR | KOOTASCA Community Action |
| CONTACT INFORMATION | Sandy O'Fallon 218-327-5568 sandyo@kootasca.org |
| WEBSITE | www.kootasca.org |
| APPLICATION PROCESS | Buyers should contact the administrator and begin working with a housing counselor |
| GEOGRAPHIC AREA | Itasca and Koochiching counties |
| ELIGIBLE PROPERTIES | Must be owner-occupied |
| MAXIMUM FUNDS/ TERMS | \$5,000, 0% interest, deferred loan. |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | First come, first served. |
| REPAYMENT REQUIREMENTS | Loan forgiven over a 10-year term. |
| FIRST MORTGAGE FINANCING | Affordable, appropriate loan product |
| MAXIMUM HOUSEHOLD INCOME | 80% of median income for the county |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | None |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Buyer must attend the Home Stretch workshop and one-on-one counseling prior to signing the purchase agreement www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| AUSTIN/MOWER COUNTY HOMEOWNERSHIP FUND | |
|--|--|
| ADMINISTRATOR | City of Austin |
| CONTACT INFORMATION | Tom Dankert 507-437-9959 tdankert@ci.austin.mn.us |
| WEBSITE | www.ci.austin.mn.us/homeown |
| APPLICATION PROCESS | Potential buyers should meet with a lender to determine if they qualify for a mortgage. Buyers may contact a lender, realtor or city hall for application information. |
| GEOGRAPHIC AREA | Mower County |
| ELIGIBLE PROPERTIES | Single family, detached. Will consider duplexes. Maximum house price is \$105,000. House must meet prevailing building codes. |
| MAXIMUM FUNDS/ TERMS | \$6,000, 2% interest rate, loan term of 7 years. |
| ELIGIBLE USE OF FUNDS | Down payment, closing costs, rehab |
| AVAILABILITY OF FUNDS | Ongoing |
| REPAYMENT REQUIREMENTS | Maximum repayment period is seven years, but five or less is desired. |
| FIRST MORTGAGE FINANCING | First mortgage interest rate should not exceed 1 ½% of the prime rate. Program is compatible with FHA financing. |
| MAXIMUM HOUSEHOLD INCOME | 1-4 people - \$60,000; 5 people - \$64,000; 6 people - \$69,000 |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | Typically \$500 - \$1,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Administered by a governmental entity – FHA approval is subject to lender verification |
| LAST UPDATED | July 2011 |

| EMERGING MARKETS GAP PROGRAM | |
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| ADMINISTRATOR | Three Rivers Community Action |
| CONTACT INFORMATION | Umbelina Cremer 507-421-1214 Umbelina.cremer@threeriverscap.org |
| | Barbara Dolan 507-732-8506 barbara.dolan@threeriverscap.org |
| WEBSITE | www.threeriverscap.org |
| APPLICATION PROCESS | Contact administrator for application and more information |
| GEOGRAPHIC AREA | 20 SE MN Counties – Blue Earth, Brown, Dodge, Faribault, Fillmore, Freeborn, Goodhue, Houston, LeSeuer, Martin, Mower, Nicollet, Olmsted, Rice, Sibley, Steele, Wabasha, Waseca, Watonwan and Winona |
| ELIGIBLE PROPERTIES | New construction or existing homes. Three Rivers staff may require a home inspection before funds are approved. Maximum sales price ranges from \$167,000 to \$185,000 depending on number of children in the household |
| MAXIMUM FUNDS/ TERMS | Based on need, average loan is \$15,000 |
| ELIGIBLE USE OF FUNDS | Down payment and closing cost assistance |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred loan due upon sale or satisfaction of first mortgage |
| FIRST MORTGAGE FINANCING | Fixed rate, minimum amortization of 30 years, minimum term of 15 years. Preference is for below-market and market-rate loans |
| MAXIMUM HOUSEHOLD INCOME | 80% of statewide median, published by MHFA |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$500 |
| FIRST TIME BUYER ONLY | No |
| HOME BUYER EDUCATION | Buyer must attend the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes – If using FHA financing, buyer must provide 3.5% of own funds for down payment |
| LAST UPDATED | July 2011 |

| FIRST HOMES | |
|--|---|
| ADMINISTRATOR | First Homes |
| CONTACT INFORMATION | Cheryl Key 507-287-7117 Cheryl@rochesterarea.org |
| WEBSITE | www.Firsthomes.org |
| APPLICATION PROCESS | Buyers must be qualified by a certified lender. For a list of certified lenders visit http://www.firsthomes.org/certifiedlenders.html |
| GEOGRAPHIC AREA | Rochester area |
| ELIGIBLE PROPERTIES | Single family dwellings that are First Homes Community Land Trust properties |
| MAXIMUM FUNDS/ TERMS | \$10,000, 0% interest deferred loan |
| ELIGIBLE USE OF FUNDS | To reduce principal |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Deferred until time of sale, transfer of title or refinancing |
| FIRST MORTGAGE FINANCING | Conventional |
| MAXIMUM HOUSEHOLD INCOME | At or below 80% of the Area Median Income (AMI). Estimated income for a household of four is \$64,150 |
| INCOME NOT CONSIDERED | Determined by certified lender |
| MINIMUM BUYER INVESTMENT | 1% of purchase price |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Education must be HUD Certified Home Stretch Workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | No |
| LAST UPDATED | July 2011 |

| NORTHFIELD HOUSING ASSISTANCE PROGRAM | |
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| ADMINISTRATOR | City of Northfield |
| CONTACT INFORMATION | Michele Merbauer 507-645-3047 Michele.merxbauer@ci.northfield.mn.us |
| WEBSITE | www.ci.northfield.mn.us |
| APPLICATION PROCESS | Fill out application and return to staff with income information. Once income qualified, staff will notify buyer and request additional information. |
| GEOGRAPHIC AREA | Northfield city limits. No exceptions. |
| ELIGIBLE PROPERTIES | Single family home. Foreclosed or short-sale, condos acceptable. No contract for deeds. |
| MAXIMUM FUNDS/ TERMS | \$5,000, 0% deferred loan |
| ELIGIBLE USE OF FUNDS | Down payment and closing costs |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan deferred until resale or refinance |
| FIRST MORTGAGE FINANCING | Fixed rate, no balloon or ARM unless final ARM rate meets the current debt to income ratio |
| MAXIMUM HOUSEHOLD INCOME | 80% of Dakota County median income |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | If funding is used for a down payment, a 1:1 match is required from the buyer. |
| FIRST TIME BUYER ONLY | Yes |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Yes |
| LAST UPDATED | July 2011 |

| RED WING HRA | |
|--|--|
| ADMINISTRATOR | Red Wing Housing and Redevelopment Authority |
| CONTACT INFORMATION | Renee Lorence 651-301-7029 renee.lorenc@ci.red-wing.mn.us |
| WEBSITE | www.redwinghra.org/home_buyer_assistance.htm |
| APPLICATION PROCESS | Applicant must provide a signed purchase agreement for the property, a completed application and submit required documentation. Contact administrator or visit website for more information. |
| GEOGRAPHIC AREA | City of Red Wing |
| ELIGIBLE PROPERTIES | Must meet Section 8 HQS or pass FHA inspection and be 'move-in' ready. Home must be suitable for family size. |
| MAXIMUM FUNDS/ TERMS | 10% of purchase price up to \$20,000 |
| ELIGIBLE USE OF FUNDS | Down payment |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan deferred until resale or at the end of the mortgage. Loan is due in full if home is no longer primary residence. |
| FIRST MORTGAGE FINANCING | Must have a conditional mortgage approval from a lender. |
| MAXIMUM HOUSEHOLD INCOME | At or below 80% of area median income, adjusted for family size. |
| INCOME NOT CONSIDERED | Household income cannot be more than 80% of the area median income. |
| MINIMUM BUYER INVESTMENT | \$1,000 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Government entity – No approval is required |
| LAST UPDATED | July 2011 |

| COMMUNITY PURCHASE PARTNERSHIP PROGRAM | |
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| ADMINISTRATOR | Southwest Minnesota Housing Partnership |
| CONTACT INFORMATION | Ali Joens 507-836-1605 or 888-468-8010 x 1605 alij@swmhp.org |
| WEBSITE | www.swmhp.org |
| APPLICATION PROCESS | Must first go through mortgage counseling at the Southwest Minnesota Housing Partnership |
| GEOGRAPHIC AREA | Tracy, Westbrook, Fulda, Jackson, Lakefield, Morgan, Belview |
| ELIGIBLE PROPERTIES | Homes must be located in one of the designated cities (above). Homes are inspected and homebuyer must be able to bring the home up to housing quality standards, energy efficiency and local building codes. |
| MAXIMUM FUNDS/ TERMS | Amount differs in each city, 25% of sale price or max amount, whichever is lower. 1% interest rate, maximum term of 15 years. |
| ELIGIBLE USE OF FUNDS | Down payment assistance |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. No ending date at this time. |
| REPAYMENT REQUIREMENTS | Maximum repayment of 15 years, minimum monthly payment of \$25 |
| FIRST MORTGAGE FINANCING | Mortgage provider must be willing to service the loan on behalf of the local city. Maximum interest rates apply. |
| MAXIMUM HOUSEHOLD INCOME | Different in each city. Check with administrator |
| INCOME NOT CONSIDERED | Food stamps, heating or electrical assistance, daycare assistance |
| MINIMUM BUYER INVESTMENT | \$500 or closing costs (whichever is higher) |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop and mortgage counseling www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Not at this time |
| LAST UPDATED | July 2011 |

| EMERGING MARKETS DOWN PAYMENT ASSISTANCE PROGRAM | |
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| ADMINISTRATOR | Southwest Minnesota Housing Partnership |
| CONTACT INFORMATION | Ali Joens 507-836-1605 or 888-468-8010 x 1605 alij@swmhp.org |
| WEBSITE | www.swmhp.org |
| APPLICATION PROCESS | Lender contacts the administrator and provides required documentation (URLA, TIL, GFE, title, application supplement, privacy policy) |
| GEOGRAPHIC AREA | Southwest Minnesota |
| ELIGIBLE PROPERTIES | New construction or existing homes. Single family, units in multi-family |
| MAXIMUM FUNDS/ TERMS | \$2500, 0%, 30-year deferred loan |
| ELIGIBLE USE OF FUNDS | Downpayment assistance, closing costs, principal reduction |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis. No ending date at this time |
| REPAYMENT REQUIREMENTS | Deferred loan due upon sale or satisfaction of first mortgage |
| FIRST MORTGAGE FINANCING | Cannot be a subprime loan |
| MAXIMUM HOUSEHOLD INCOME | No income limits |
| INCOME NOT CONSIDERED | All income considered |
| MINIMUM BUYER INVESTMENT | \$500 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Buyer must complete the Home Stretch workshop www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Not at this time |
| ADDITIONAL INFORMATION | Must be a household of color, Hispanic household or Native American household |
| LAST UPDATED | April 2011 |

| FORECLOSURE MITIGATION PROGRAM | |
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| ADMINISTRATOR | Southwest Minnesota Housing Partnership |
| CONTACT INFORMATION | Ali Joens 507-836-1605 or 888-468-8010 x 1605 alij@swmhp.org |
| WEBSITE | www.swmhp.org |
| APPLICATION PROCESS | Local lender sends in application or homebuyer contacts the administrator |
| GEOGRAPHIC AREA | Southwest Minnesota |
| ELIGIBLE PROPERTIES | Must purchase foreclosed properties |
| MAXIMUM FUNDS/ TERMS | \$20,000, 0% interest forgivable loan |
| ELIGIBLE USE OF FUNDS | Up to \$15,000 to be used as down payment assistance or the Southwest Minnesota Housing Partnership will purchase the foreclosed property, bring it up to building, energy efficiency and housing quality standard code for \$20,000 and then the property is sold to the homebuyer |
| AVAILABILITY OF FUNDS | Funds are available on a first come, first served basis |
| REPAYMENT REQUIREMENTS | Loan forgiven 1/60 th for each month the homeowner lives in the home. |
| FIRST MORTGAGE FINANCING | Cannot be a subprime loan |
| MAXIMUM HOUSEHOLD INCOME | 80% Area Median Income |
| INCOME NOT CONSIDERED | Food stamps, heating or electrical assistance, daycare assistance |
| MINIMUM BUYER INVESTMENT | \$500 |
| FIRST TIME BUYER ONLY | No |
| HOMEBUYER EDUCATION | Home Stretch workshop is required for buyers using down payment assistance. Home Stretch workshop and mortgage counseling are required for rehabilitation www.hocmn.org |
| PROGRAM IS APPROVED BY FHA FOR SECONDARY FINANCING | Not at this time |
| LAST UPDATED | July 2011 |