



ALLIANCE HOUSING FOUNDATION

Down Payment Assistance Program

PROGRAM GUIDELINES

www.ahgifts.org

Gift Funding / Program Administration:
8834 N. Capital of Texas Hwy., Suite 110, Austin, TX 78759 (512) 795-0161 Fax (877) 707-4438

Alliance Housing Foundation DPA Program Guidelines

Eligible Loan Products:

- FHA
- Any loan programs that allow charitable organizations to provide gift funds to a homebuyer for use towards their down payment and/or closing costs.

Geographic Restrictions:

None.

Eligible Property Types:

- Single-Family (1-4) unit properties
- Condominiums
- Townhouses
- Manufactured / Modular

Gift Fund Uses:

- Down Payment
- Closing Costs
- Prepaids

Maximum Gift Amount:

- \$22,500

Alliance Housing Foundation DPA Program Underwriting:

The AHF DPA program does not underwrite loans for approval. The lenders loan approval and program acceptance is all that is required.

Income Limitations:

None.

Occupancy Requirements:

The property being purchased must be owner occupied.

Previous Home Owner Restrictions:

None.

Alliance Housing Foundation DPA Program Guidelines cont.

Service Fee Amount:

- Gift Amt. < 6% of Sales Price - \$295.00 *plus* the gift amount that was provided to the buyer.
- Gift Amt. > 6% of Sales Price - \$750.00 *plus* the gift amount that was provided to the buyer.

In general, the Service Fee is not deductible as a charitable contribution for income tax purposes. The Service Fee may be treated as a cost of the sale. Sellers should consult a qualified tax accountant or advisor for specific individual advice.

Buyers Required Funds:

None.

Participating Home:

A home is considered eligible for the AHF down payment assistance program when the seller has entered into the AHF DPA program Participating Home Agreement.

Closing Agent/Office:

A Closing Agent is an individual such as an escrow officer, attorney, or settlement agent. A Closing Office is a business entity such as an Escrow Company, Title Company, or Law Firm. AHF will only provide gift funds through a closing agent or closing office.

Home Ownership Education:

HUD handbook 4155.1, Rev-4, Chg-1. does not require that a Buyer take a home ownership education course in conjunction with receiving Gift Funds from a charitable organization. In accordance with HUD guidelines, AHF does not currently require the Buyer take a home ownership education course as a prerequisite for obtaining Gift Funds through the AHF Down Payment Assistance Program. However, AHF firmly believes that housing education and counseling are critically important and increase the likelihood that homebuyers will make wise decisions in their home purchase and will have a better chance of holding onto their homes in the long run. AHF does encourage, though does not require, homeownership education.

Tax ID Number:

The Program Administrator for the AHF Down Payment Assistance Program is:

Genesis Housing Development Corp.
Tax ID number: 74-2321634