

**ALBEMARLE COUNTY HOMEBUYER ASSISTANCE PROGRAM (ACHAP)**  
**Summary of Proposed Changes**

<b>Eligible Use of Funds</b>	<ul style="list-style-type: none"> <li>• Clarifies type of approved mortgage lenders.</li> <li>• Establishes limit on allowable lender origination points.</li> <li>• Removes step-rate loans as allowable loan type.</li> <li>• Clarifies eligible use of loans.</li> </ul>
<b>Eligible Recipients</b>	<ul style="list-style-type: none"> <li>• Sets program income limit at 80% area median income to conform with <i>Housing Albemarle</i>.</li> <li>• Establishes 6-month county residency and employment requirement.</li> <li>• Establishes limit on allowable assets.</li> <li>• Adds minimum credit score requirement.</li> </ul>
<b>Recipient Responsibilities</b>	<ul style="list-style-type: none"> <li>• New category to replace ‘Homebuyer Contribution’ category.</li> <li>• Adds participation in Virginia Housing Homebuyer class, and housing counseling session with PHA for loan eligibility.</li> </ul>
<b>Eligible Properties</b>	<ul style="list-style-type: none"> <li>• Changes maximum sales price guidelines.</li> </ul>
<b>Home Inspection Required</b>	<ul style="list-style-type: none"> <li>• New category.</li> </ul>
<b>Loan Terms</b>	<ul style="list-style-type: none"> <li>• Removes 6% interest rate.</li> </ul>
<b>Fees</b>	<ul style="list-style-type: none"> <li>• New category.</li> <li>• \$1,500 administrative fee per loan origination must be used to cover costs associated with qualifying home buyer, loan origination, and processing closing documents.</li> <li>• Fee added to total amount of ACHAP loan.</li> </ul>
<b>Reservation of Funds</b>	<ul style="list-style-type: none"> <li>• New category.</li> <li>• Establishes lender process to reserve ACHAP loan funds for homebuyers.</li> </ul>
<b>Maximum Assistance</b>	<ul style="list-style-type: none"> <li>• Increases maximum amount of ACHAP loan assistance available from \$19,100 to \$30,000 to bring assistance more in line with current home sales prices.</li> <li>• Caps program assistance at more than 20% of purchase price.</li> </ul>
<b>Minimum Housing Debt Ratios</b>	<ul style="list-style-type: none"> <li>• Increases minimum housing debt ratios to 23% for households with incomes at or below 60% area median income, and 26% for households with incomes at or below 80% area median income.</li> </ul>
<b>Maximum Debt Ratios</b>	<ul style="list-style-type: none"> <li>• Replaces maximum debt ratio ranges with firm percentages of 33% front ratio, and 43% back ratio.</li> </ul>

**ALBEMARLE COUNTY HOMEBUYER ASSISTANCE PROGRAM (ACHAP)**  
**Summary of Proposed Changes**

<b>Loan-to-Value and CLTV Limits</b>	<ul style="list-style-type: none"><li>• Removes clause that maximum loan to value may exceed 105% if acceptable to primary lender.</li></ul>
<b>Lender Closing Requirements</b>	<ul style="list-style-type: none"><li>• New category.</li></ul>
<b>Loan Security</b>	<ul style="list-style-type: none"><li>• Removes references to other federal and local funding sources.</li></ul>
<b>Security Documents &amp; Subordination</b>	<ul style="list-style-type: none"><li>• Adds requirement PHA provide the County with copies of loan Deeds of Trust and Promissory Notes.</li><li>• Replaced ‘Chief of Housing’ with ‘Albemarle County Office of Housing’.</li></ul>
<b>Repayment/Recapture of Loan Funds</b>	<ul style="list-style-type: none"><li>• New category.</li></ul>
<b>Ineligible Loan Programs</b>	<ul style="list-style-type: none"><li>• New category.</li></ul>