



## COMMUNITIES FIRST IS DOWN PAYMENT ASSISTANCE MADE SIMPLE

The Port of Greater Cincinnati Development Authority is proud to offer the Communities First - Down Payment Assistance program, providing first mortgage financing and down payment / closing cost assistance grants to eligible homebuyers. The Port Authority created Communities First - Ohio as part of a commitment to increasing homeownership opportunities for residents in Ohio.



### Not a Second Mortgage

Because Communities First is a grant, not a loan, there is no second mortgage on your home.



### Fewer Restrictions

Additionally, because Communities First is a grant, there are no restrictions on reselling your home or refinancing your mortgage.



### Instant Equity

With a grant, the borrower receives instant equity in their new home.



### Based on Borrower Income

Income limits are based only on the borrower, not the household.



### Less Paperwork

No paperwork for the lender, no TRID, and no documents to record or a second mortgage to sell to the servicer.



### Increased Flexibility

2, 3, 4, or 5% Down Payment Assistance options allow homebuyer more flexibility to choose only what they need to keep interest rates low.



## It's as easy as 1... 2... 3!



### 1 Apply through a Participating Lender

Communities First works with dozens of participating lenders throughout the State of Ohio. Participating lenders will be able to walk homebuyers through the process and discuss current interest rates.



### 2 Verify Eligibility and Obtain Pre-Approval

Participating lenders will also be able to assist homebuyers in verifying eligibility for Communities First and becoming preapproved. Eligibility for Communities First is based upon a number of factors including the type of property, credit score, and income limits, among others.



### 3 Close on Your New Home!

Communities First provides your grant at closing through your participating lender. Once you close, you're all set to move into your new home - down payment assistance made simple!

2,250+

families assisted

\$250+  
million

loan volume

## How do I qualify?

1. Meet standard industry guidelines
2. Not exceed maximum income limits
3. Have a maximum debt-to-income ratio of 45% (may vary)
4. Have a minimum FICO credit score of 640
5. Occupy the same property as their principal residence within 60 days
6. Apply through a participating lender

## What are the Income Limits?

- 115% AMI by county, any family size
- Credit qualifying income of homebuyer only

## What First Mortgage Types Apply?

- FHA
- VA
- Rural Development
- Conventional

## What Properties are Eligible?

(Depends on Loan Type)

- Single-Family, Owner-Occupied (one unit) principle residence, including condominiums, townhomes, and PUDs
- Duplex - Owner-occupied



CONTACT US OR VISIT US ONLINE:

[WWW.COMMUNITIESFIRSTOHIO.COM](http://WWW.COMMUNITIESFIRSTOHIO.COM)

HILLTOP SECURITIES

214.953.4176 • [HTSHOUSING@HILLTOPSECURITIES.COM](mailto:HTSHOUSING@HILLTOPSECURITIES.COM)