

KANSAS LOCAL GOVERNMENT STATEWIDE HOUSING PROGRAM

FIRST-TIME HOME BUYER PROGRAM

4% Cash Assistance

How does the program work?

This Program provides below-market, 30 year fixed rate mortgage loan financing for first-time home buyers statewide. Qualified home buyers will be eligible for a second mortgage equal to a maximum of 4% of the loan amount which can be used for down payment, closing costs and other prepaid items. The mortgage loans are funded from bonds issued by Sedgwick and Shawnee County. Periodically, new bonds are issued and a new mortgage interest rate for the first mortgage is set.

Potential borrowers have over 200 locations in the state to find a participating lender. Contact a participating lender to obtain the most current interest rate information for the Program. New lenders are encouraged to participate. **No commitment fee** is required by a lender to participate.

Federal law establishes the limits for eligibility in the Program. Those limits include purchase price and income limits

How to Apply for a Loan

Contact any of the participating lenders listed on this web site. There are over 200 locations to pick from statewide. The lenders, in turn, will reserve money for your application by contacting the compliance agent, Ranson Financial Consultants, LLC.

Eligible Borrowers

Borrowers must be first-time home buyers unless the home being purchased is in a Target Area *. A first-time home buyer is one who has not had an ownership interest in a primary residence for the past three years. You must occupy the home within 60 days of loan closing. At the time of loan closing, you are not permitted to have an ownership interest in other residential property.

The total gross annual household income for all residents living or intending to live in the residence, age 18 or older, must be within the income limits detailed below on this page. Total gross annual household income is calculated using all sources of income, including but not limited to wages, overtime, bonuses, child support, alimony, commissions and earnings from a second job, business and investments.

Eligible Mortgage Loans

The type of mortgage loan you obtain from a participating lender may be a qualifying FHA, VA, Farmers Home Administration (USDA-RHS) or conventional loan.

The mortgage loan must be for the purchase of the home and not for the refinancing of an existing mortgage loan.

* See definition on next page

Homebuyer Income Limits

	Non-Target Areas		Target Areas	
	1 - 2 Persons	3+ Persons	1 - 2 Persons	3+ Persons
Kansas City MSA (Leavenworth, Wyandotte, Johnson & Miami)	\$70,500	\$81,075	\$84,600	\$98,700
Lawrence MSA (Douglas)	\$69,500	\$79,925	\$83,400	\$97,300
Wichita MSA (Sedgwick, Butler & Harvey)	\$63,700	\$73,255	\$76,440	\$89,180
All Other Areas	\$63,100	\$72,565	\$75,720	\$88,240

Purchase Price Limits: New and Existing Homes

	Non-Target Areas	Target Areas
All Areas	\$243,945	\$298,155

Purchase Price Limits

The purchase price of a home, new or existing, financed through the Program, cannot exceed the limits shown above. These limits are much higher than in past Programs.

Eligible Properties

The Program can finance one unit and two unit residential homes and qualified condominiums. Rental houses or mobile homes are not eligible. Qualified manufactured homes may be eligible with the purchase of land.

The purchase price of a home financed through the Program cannot exceed the purchase price limits shown above.

Federally Designated Target Areas

Target Areas are designated census tracts where 70% or more of the families have incomes which are 80% or less of the statewide median income, or are in areas in need of economic development or revitalization as defined by the U.S. Department of Housing and Urban Development.

You do not have to be a first-time home buyer to apply for the Program if the home is located in a Target Area, and slightly higher income and purchase price limits apply.

Target Areas can be found in: Sedgwick County (Wichita), Shawnee County (Topeka), Reno County (Hutchinson), Douglas County (Lawrence), Riley County (Fort Riley and Manhattan), Wyandotte County (Kansas City), Geary County, Saline County and Montgomery County. Links to Target Area maps are on this web site.

**We can help make your dream of homeownership a reality.
Give us a call.**

For updated list of lenders in your area:

Call Barb Banman, ABR
785-221-4246