



Realtors

Please think of **Movin' Out** when you are working with home buyers who may be eligible for Movin' Out down payment assistance. Our threshold eligibility:

- Income eligible: Household income under 80% county median income.
- Disability: At least one member of the household has a permanent disability.
- First-time home buyer (Talk to Movin' Out about how households qualify).

Timing your referral to Movin' Out. Home buyers should start working with Movin' Out early in their home seeking. **WE MUST BE INVOLVED BEFORE THE BUYER SUBMITS AN OFFER TO PURCHASE.** We counsel home buyers to plan to close no earlier than a month following written notification of eligibility for Movin' Out funds.

Movin' Out Down Payment Assistance

- o Interested home buyers should contact Movin' Out at 608/251-4446 x7 or info@movin-out.org.
- o In Madison and Dane County, our AHP loan can be combined with one of our city or county loans.
- o Movin' Out housing counselors can help home buyers leverage down payment loans administered by other agencies.
- o We have lots of information at our web site: www.movin-out.org.

Movin' Out Down Payment Assistance

Down payment assistance is one of the strategies Movin' Out can use to help low income home buyers with disabilities purchase their own homes.

- ◆ **AHP down payment and AHP purchase-rehab programs are available statewide.**
- ◆ **Madison buyers may be eligible for city HOME loans administered by Movin' Out.**
- ◆ **Buyers in Dane County (outside the city of Madison) may be eligible for HOME, CDBG or American Dream loans administered by Movin' Out.**
- ◆ **Buyers in Door County may be eligible for HOME down payment assistance loans administered by Movin' Out.**

Home-buyers may arrange their primary mortgage loan through any lender. Terms of the primary mortgage should have a fixed rate and long term. Interest can be no more than 2 percentage points above the prevailing WHEDA rate.

AHP Down Payment Assistance Program / AHP Purchase Rehab Program

Our AHP Down Payment Assistance Program and AHP Purchase Rehab Program are available to eligible first time home buyers throughout the state of Wisconsin. The programs are competitively funded by the Chicago Federal Home Loan Bank. For our AHP down payment program, our FHLB member bank is Anchor Bank. For our Purchase Rehab program, Bank Mutual is our member bank.

Loan payments are deferred—no monthly payments. The loan is forgiven after five years if the home remains the household's primary residence.

Movin' Out City of Madison HOME and EDI down payment loans

Movin' Out may be able to reserve deep subsidy down payment loans for qualified home-buyers purchasing in the City of Madison.

Loan payments are deferred—no monthly payments. Upon re-sale or other events triggering loan repayment, the home owner satisfies the loan by repaying the principal plus a share of equity.

Movin' Out Dane County HOME, CDBG or American Dream down payment loans

Movin' Out may be able to reserve deep subsidy down payment loans for qualified home-buyers purchasing in most Dane County communities (but outside Madison city limits).

Loan payments are deferred—no monthly payments. Upon re-sale, the home owner satisfies the loan by repaying the principal only—no interest or equity share.

Sustainable Home Ownership

Movin' Out provides information and assistance to help households sustain ownership over the long haul. Movin' Out can lend up to \$7,500 to eligible homeowners in 18 south central Wisconsin counties who need repairs to make their home safer, sounder or more accessible. The rehab loan can be used to fix a roof, repair or replace a furnace, build or repair a ramp, install handrails, and many other types of improvements. These loans are funded by the Affordable Housing Program of the Chicago Federal Home Loan Bank through our partner bank, Bank Mutual.

Loan payments are deferred—no monthly payments. The loan is forgiven after five years if the home remains the household's primary residence.