

FAQ's for Down Payment Assistance Program

Q: I have no idea where to begin, but I would like to purchase a home. What does your program do and can you help me?

A: Our program provides down payment and closing costs for low to moderate income families in some of the Hampton Roads cities. You would start by taking an in-person or online first-time homebuyer course given through Virginia Housing(<https://www.virginiahousing.com/homebuyers/homebuyer-education>) Once you have completed the course, reach out to Virginia Housing-approved lender to see if you could be approved for a mortgage loan(<https://www.virginiahousing.com/homebuyers/find-lender>). After you have an approval, complete our application for the city where you would like to purchase a home and submit the supporting documentation along with your application.

Q: How much down payment and closing costs does your program offer?

A: Each city amount of subsidy is different. For the city of Chesapeake, we give up to \$25,000; for the city of Portsmouth we give up to \$20,000; for Isle of White County and Smithfield we give up to \$14,500; and for James City, York and Gloucester Counties and the cities of Poquoson and Williamsburg, the amount is 10% of the sales price up to \$14,500. Please refer to the flyer for each city to see how much you may receive. Please keep in mind, amounts are given based on need.

Q: I see your income limits on the flyer, but I'm not sure if I qualify. How do I know before I send you an application?

A: The program looks at annual gross household income. So, you would look at all sources of income from all members that will be living in the home and calculate your annual household income and then see if you qualify. If you are still unsure you could submit your application to us and we will do the calculation and advise if your household meets the program limits.

Q: I'm interested in the city of Virginia Beach, could you help me?

A: Unfortunately, the city of Virginia Beach does not have a down payment and closing cost assistance for first time homebuyers.

Q: I have a bankruptcy but have been pre-approved with a lender, could I still apply for your program?

A: For our program, your bankruptcy has to be discharged for 3 years.

Q: I have found and ratified a contract on a house, can you provide down payment and closing cost assistance for me?

A: Unfortunately, you have to be approved for the program before you ratify a contract on a home. This stipulation exists because each home that goes through our program has to meet inspection guidelines and debt to income ratio guidelines for the buyer.

Q: How long does it take for my application to be approved?

A: If all application documentation is received, we process files within 7-10 business days. If additional information is needed it may take a little longer.

Q: If I have questions or would like to speak with someone, who do I contact?

A: The best way to get information is to visit our website and read the flyer and application. If you have more questions after you have reviewed the documentation please send an email to comehome@hrpdcva.gov

Q: Do I have to contribute any of my own money?

A: Yes, the program requires that you make a minimum contribution of 1% of the sales price from your own earned funds. We verify that you have at least this 1% available by using your bank statements.

Q. What is homebuyer counseling, and why do I have to have it?

A. Homebuyer counseling helps you to understand the home buying process. Owning a home requires a lot of responsibility, and home buyer counseling will assist you in obtaining the dream of homeownership. It will help you to determine how much you can afford, understand the importance of controlling your monthly expenses and good credit, and your rights as a potential home buyer.

Q. Is this a loan that I have to pay back?

A. No. DPA is a deferred conditional grant. You must sign a homebuyer agreement stating that you will maintain the home as your principle residence for a certain period of time, known as the affordability period.

Q. My credit is not too good. Can I still buy a house?

A. You may want to consider homebuyer counseling to learn how to eliminate debt, build your credit score, budget your finances, and prepare yourself for homeownership in the future. Click on the link [here \(https://www.hud.gov/counseling\)](https://www.hud.gov/counseling) to find a HUD Housing Counseling Agency in your area.