



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**Stanislaus County  
 Down Payment Assistance Program  
 NEIGHBORHOOD STABILIZATION PROGRAM**

**Assistance Available (\$50,000 Max)**

- Up to \$25,000 at three percent (3%) interest per annum for the first 10 years (deferred for up to 45 years).
- Up to \$25,000 zero-interest with payment deferred for up to 45 years (DPL).
- These funds can cover initial costs: loan origination, points, title insurance, escrow fees, impounds, etc.

**Funding Source**

- Funds available through Home Investment Partnerships Program (HOME), Neighborhood Stabilization Program (NSP), and State CalHome Program.

**Buyer Qualifications**

- Buyer must complete a HUD certified 8-hour First Time Homebuyer Workshop prior to the purchase of a home.
- Buyer must interview with DPA staff to determine program eligibility. Please call for an appointment.
- Household income must not exceed the amounts in the following chart per family size:

**2012 Income Limits**

<b>Family Size</b>	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>Income Limit*</b>	52,100	59,500	66,950	<b>74,400</b>	80,350	86,300	92,250	98,200

**\*The above limits apply to the income of all members of the household over 18 years of age. The income limits are based on figures published by the U.S. Department of Housing and Urban Development (HUD). 120%AMI**

**Property Qualifications**

- Must be located in the NSP eligible unincorporated area of Stanislaus County.
- Foreclosed units at a price not exceed \$211,875.00.
- A unit is ineligible if its purchase would result in a displacement of a tenant.

# Stanislaus County, Buyer Guidelines

## Neighborhood Stabilization Program Down Payment Assistance

### **Primary Financing**

- No variable buy-down financing, primary financing will be fixed loans only.

Required Documents to be presented at interview with County DPA staff:

1. Income Tax Returns, **including signed second page**, for the last 3 years
2. W-2's (most recent)
3. Last three (3) months pay stubs, six (6) months if self-employed
4. Bank statements (checking and savings) for the last 6 months
5. Proof of completing a HUD certified 8-hour First Time Homebuyer Workshop prior to the purchase of a home.
6. A credit check will be performed *by our staff*.

**\*\*\*NOTE:** Investor-owned properties may not participate:

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The following are the only areas of unincorporated Stanislaus County eligible for Neighborhood Stabilization Program Down Payment Assistance funding:

- |                       |  |
|-----------------------|--|
| -Airport Neighborhood | -Town of Salida                              |
| -Town of Denair       | - Modesto - Burbank/Chicago Area             |
| -Town of Empire       | - Modesto - Shackelford/Butte-Glenn-Imperial |
| -Town of Hickman      | - West Modesto (Weed & Seed Area)            |
| -Town of Keyes        | - Town of Grayson                            |

PLEASE REFER TO MAPS FOR ELIGIBLE AREAS OF ABOVE  
COMMUNITIES



**Equal Housing Opportunity**

**For More Information call 209.525.6330, TDD 209.525.5999**

**WEB ADDRESS: <http://www.stancounty.com/planning/nsp.htm>**