

Home Stretch® Homebuyer Education

All homebuyers applying for the First Time Homebuyer Program must complete Home Stretch® Homebuyer Education before closing. Workshops are offered monthly by the Dakota County Community Development Agency (CDA) and other local housing counseling providers.

CDA Home Stretch® Schedule

February 20	8 a.m. – 4:30 p.m.
March 11, 16 & 18	6 – 9 p.m.
April 15, 20 & 22	6 – 9 p.m.
April 17	8 a.m. – 4:30 p.m.
May 13, 18 & 20	6 – 9 p.m.
May 15	8 a.m. – 4:30 p.m.
June 10, 15 & 17	6 – 9 p.m.
June 19	8 a.m. – 4:30 p.m.
July 15, 20 & 22	6 – 9 p.m.
July 17	8 a.m. – 4:30 p.m.
August 12, 17 & 19	6 – 9 p.m.
August 21	8 a.m. – 4:30 p.m.
September 16, 21 & 23	6 – 9 p.m.
October 14, 19 & 21	6 – 9 p.m.
November 20	8 a.m. – 4:30 p.m.

In order to receive a completion certificate, attendees must attend either a full day Home Stretch workshop or all three nights. The cost to attend the CDA's Home Stretch® workshops is \$15 per household for Dakota County residents and \$25 per household for non-residents.

To register for the CDA's Home Stretch® workshops, call **(651) 675-4471** or visit **www.dakotacda.org/home_stretch_registration.htm**

For a list of metro area Home Stretch® providers, visit **www.hocmn.org**

The First Time Homebuyer, Downpayment Assistance and Home Stretch® Programs are all part of the Dakota County CDA's Homeownership Connection services. For more information, visit Joe Metzler at (651) 705-6261

Dakota County
Community Development Agency
CDA

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Dakota County

First Time Homebuyer Resources

First Time Homebuyer Loans and Downpayment Assistance Programs to help homebuyers be successful.



First Time Homebuyer Resources
1-10

HOME OWNERSHIP
connection

First Time Homebuyer Program

In the market for your first home? Whether you are buying an existing home or building a new one, the First Time Homebuyer Program from the Dakota County Community Development Agency (CDA) provides a financial resource to make your purchase successful.

About the Program

The First Time Homebuyer Program provides homebuyers with financing for a first mortgage through participating lenders at low, fixed interest rates. The initial interest rate for the CDA First Time Homebuyer Program is **4.99%**. The rate can fluctuate, so you'll want to check with your participating loan officer for the most current interest rate for this program.

A list of participating loan officers is available on the CDA's Web site at www.dakotacda.org/homebuyers.htm. These loan officers have all the necessary application materials to qualify homebuyers for a Dakota County CDA First Time Homebuyer Loan.

The First Time Homebuyer Program is available for existing properties throughout Dakota County and for new construction in:

- Apple Valley
- Burnsville
- Eagan
- Empire Township
- Farmington
- Hastings
- Inver Grove Heights
- Lakeville
- Mendota Heights
- Rosemount
- South St. Paul
- Sunfish Lake
- West St. Paul

Program Eligibility

- Homebuyers must be first time homeowners or someone who has not owned their primary residence in the last three years.
- **Income Limits**
 - 1 or 2 person households: \$83,900
 - 3 or more person households: \$92,290
- **Maximum Purchase Prices**
 - \$276,683 for single family homes, townhomes or condominiums
 - \$389,205 for duplexes (*duplexes are eligible for the First Time Homebuyer Program first mortgage, but are not eligible for the additional Downpayment Assistance*)
- Properties must be located in Dakota County.
- Homebuyers must occupy the home as their primary place of residence after purchase.

Eligible Financing

The First Time Homebuyer Program may only be used with 30-year amortizing fixed-rate FHA or VA mortgage loans.

Homebuyers may also use the one-time \$8,000 federal tax credit in addition to this program, if they meet the requirements and deadlines for the federal tax credit.

Fees & Requirements

- An application fee of \$225 is paid at closing. Mortgage lenders may also charge a \$150 transfer fee as part of closing costs.
- Home Stretch® Homebuyer Education class certificate required prior to loan closing.

Downpayment & Closing Cost Assistance

Homebuyers accessing the Dakota County CDA First Time Homebuyer Program can also apply for downpayment and closing cost assistance loans of up to \$10,000, depending on household income.

Loan Terms

- Zero percent interest
- No monthly payments
- Loan must be repaid when the primary mortgage is paid off, the home is no longer the primary residence, or when the home is sold or refinanced.
- Borrower must contribute a minimum of \$750 of their own funds toward the purchase of the home.
- Home must meet the minimum housing standards for FHA or VA mortgages.

Maximum Loan Amounts & Income Limits

- 10% of the first mortgage amount up to \$10,000 for households with incomes at or below 50% of the area median income.
- 5% of the first mortgage amount up to \$7,500 for households with incomes between 51% and 80% of the area median income.
- 2.5% of the base mortgage amount for households with incomes between 81% and the First Time Homebuyer Program income limits.
- Current income limits can be found on the CDA's Web site at www.dakotacda.org/homebuyers.htm.

HOW TO APPLY

Online: www.MinnesotaBestRates.com

Phone: (651) 70-LOAN1
(651) 705-6261

Approved Lender:

Mortgages Unlimited
33 Wentworth Ave E #290
West St Paul, MN 55118