



# WHOLESALE ANNOUNCEMENT 2023-60

November 13, 2023

New Products

City of Memphis

Down Payment Assistance (DPA)



## Effective Date

November 13, 2023

## Summary:

**FCM is pleased to offer the City of Memphis Down Payment Assistance (DPA) Programs:**

- Citywide DPA Programs- low-income homebuyer programs
  - o No Encompass file needed
  - o Must be a first-time homebuyers-no ownership interest in the last three years
  - o Income may not exceed 80% AMI (as determined by HUD)
  - o Must complete HUD certified housing counseling
  - o May receive up to 10% of the sales price not to exceed \$25,000
  - o Must maintain the property as primary residence for 5-year affordability period
  - o 2<sup>nd</sup> lien placed on the property for 5 years, released if all terms are met
  - o Minimum investment of 1% of sales price
  - o Deferred payment loan, no monthly payments during 5-year affordability period
  - o Property must pass required inspection
  - o Maximum Sales Price, new and existing \$300,000
  - o Minimum of lessor of \$500 or 1% of sales price available in savings and checking accounts
- Citywide DPA-CWDPA
  - o All requirements listed for low-income homebuyer program
  - o May purchase property anywhere inside the Memphis city limits
  - o Minimum homebuyer investment of 1% of the sales price
- Memphis Housing Authority-MHA DPA
  - o All requirements listed for low income homebuyer program
  - o Must be a current MHA resident or recently displaced within the last 12 months
  - o May purchase property anywhere inside the Memphis city limits
  - o Minimum homebuyer investment of \$100

**Should you have any questions, please reach out to your Account Executive or Client Manager**



# WHOLESALE ANNOUNCEMENT 2023-61

November 13, 2023

New Products

City of Memphis

Homebuyer Incentive Programs (HIP)

## Effective Date

November 13, 2023

## Summary:

**FCM is pleased to offer the following City of Memphis Homebuyer Incentive Programs (HIP)**

**\*These Programs are Currently out of Funds**

- Homebuyer Incentive Program
  - No Encompass file needed
  - Do not have to be a first-time homebuyer but may not own other property at the time of purchase using the city's DPA Program
  - Must complete HUD certified housing counseling
  - May receive up to 10% of the sales price not to exceed \$25,000
  - Must maintain the property as primary residence for 5-year affordability period
  - Minimum investment of 1% of sales price
  - 2<sup>nd</sup> lien placed on the property for 5 years, released if all terms are met
  - Deferred payment loan, no monthly payments during 5-year affordability period
  - Property must pass required inspection
  - Maximum Sales Price, new and existing \$350,000
  - Minimum of lessor of \$500 or 1% of sales price available in savings and checking accounts
- Homebuyer Incentive Program-Citizens
  - All requirements listed for Homebuyers Incentive Program
  - Income limit-above 80% AMI not to exceed 200% (see posted income chart)
  - Must purchase property in designated areas
- Homebuyer Incentive Program-Police
  - All requirements listed for Homebuyers Incentive Program
  - Must be City of Memphis Commissioned Officer for a minimum of one year, not on probation
  - No income limits
  - May purchase property anywhere inside the Memphis city limits
  - Must maintain employment with City of Memphis Police Department for 5-year term
- Homebuyer Incentive Program-Fire
  - All requirements listed for Homebuyers Incentive Program
  - Must be City of Memphis Fire Fighter, Paramedic or EMT for a minimum of one year, not on probation
  - No income limits
  - May purchase property anywhere inside the Memphis city limits
  - Must maintain employment with City of Memphis Fire Department for 5-year term
- Homebuyer Incentive Program-MSCSE
  - All requirements listed for Homebuyers Incentive Program
  - Must be Memphis and Shelby County School employee, full-time for minimum of two years
  - No income limits
  - May purchase property anywhere inside the Memphis city limits
  - Must maintain employment with Shelby County Schools during 5-year affordability period

**Should you have any questions, please reach out to your Account Executive or Client Manager**