

First-time Homebuyers Assistance / Rehab Program

Burlington Housing Partnership (BHP)

Burlington Housing Partnership (BHP) has received a grant through the Iowa Department of Economic Development to assist first time homebuyers in purchasing and rehabilitating a home. In order to provide assistances to those in our community, BHP is actively seeking persons interested in purchasing their first home that meet the requirements of the program.

How the Program Works:

The applicant will work local real estate agencies and Burlington Housing Partnership to find a home currently on the market listed between \$60,000-80,000. BHP will then work with City Building Officials to get a work order list of things that must be fixed to bring the home up to the existing building code. BHP purchases the home, obtains bids for the work needed, oversees that the work is completed according to specifications and then the home is sold from BHP to the applicant. Please note that the applicant is not allowed to move into the property until the rehabilitation is successfully completed, but they must enter into a purchase agreement upon the completion of BHP's initial purchase agreement with the original seller.

Guidelines for the Applicant:

1. Must be a first time homebuyer under HUD's definition.
2. Must meet IFA Standards and be able to obtain FHA financing with a 15 or 30 year fixed loan with assistance from the First Home Plus grant and the BHP grant.
3. Must NOT be able to obtain 80% conventional financing
4. Income has to be below 80% of median income for Des Moines County.
5. Buyer should be "head of household" with at least one minor child.
6. Buyer must be able to be flexible with closing and possession dates.

Additional Requirements:

The applicant must have a job, and also must have a credit score high enough to obtain financing. You can check your credit report and credit score online for a minimal fee at www.creditreport.com. The applicant must also have at least 1% of their own money to put into the transaction, this means if the home they are looking to purchase is \$70,000, the applicant must have \$700 of their own money at closing time.

Guidelines for the House (that will qualify under the program):

1. Sale price between \$60,000 - \$80,000
2. Property must be located within the City of Burlington City Limits
3. Property must be a single family home, owner occupied only
4. The home must need at least \$1,000.00 worth of rehab for deficiencies (ie. new roof, windows, plumbing, electrical, furnace, etc. this typically is not used for cosmetic purposes although some cosmetic work may be done in extreme cases)
5. One exterior improvement must be needed and completed (porch, sidewalk, siding, etc.)
6. Property cannot be located in a flood prone area or wetland.

Contact Information:

If you or someone you know may qualify for this program **please contact Marshal Walz at Christian Action at (319) 753-2142 (day) or 753-0068 (evening)** to further discuss the necessary steps in order to determine if you may be qualified for this program.