



HUD Approved Housing Counseling Agencies

Housing Opportunities of Fort Worth
1065 W. Magnolia, Suite B
Fort Worth, TX 76104
817-923-9192

Housing Channel
4200 South Freeway, Suite 307
Fort Worth, TX 76115
817-924-5091

Hours, fees, services and courses may vary at each agency.



For more information contact:

Neighborhood Services Department
817-392-7540

Homebuyer Assistance Program
817-392-7395

FortWorthTexas.gov/neighborhoods/hap



The **Neighborhood Services Department** enhances the quality of life for residents by strengthening neighborhoods through services and partnerships in Fort Worth and surrounding areas.



The Homebuyer Assistance Program (HAP) provides mortgage assistance for income-eligible first-time homebuyers within Fort Worth.





Homebuyer Assistance Program

can provide up to \$20,000 in assistance for first-time homebuyers who qualify based on HUD Income Limits per household size. The amount of assistance will be dependent on sales price and loan amount from the lender. For a list of approved lenders visit www.fortworthtexas.gov/neighborhoods/hap.

A financial subsidy is available in the form of closing costs and down payment assistance for homes purchased in the Fort Worth city limits.

Three percent of the loan amount may be used for closing costs and the remainder for down payment or all of the assistance may be used for down payment.

We can help your dreams come true with closing cost and down payment assistance!

Guidelines to participate in the program:

- The property must be located in Fort Worth city limits.
- Applicant(s) must be a first-time homebuyer(s) or must have not owned a home within the last three years. *Displaced homeowners may be eligible.*
- Property may be an existing housing unit or new construction with a complete foundation slab.
 - Maximum sales price for an existing unit is \$205,000 and new construction is \$238,000 as of April 1, 2020.
- Government owned properties are not eligible for assistance.
- Applicant must qualify for a first lien mortgage from a city-designated lender.
- The homebuyer's minimum contribution of \$1,000 or two percent of the purchase price, whichever is less, is required. May include out of pocket expenses such as appraisal, earnest money and credit report.
- The homebuyer agrees to live in the home as their principal residence for five years to receive up to \$14,999 in assistance or ten years to receive over \$14,999 in assistance.
- The home must pass a Minimum Acceptable Standards Inspection and a City of Fort Worth Environmental Review.
- Two months of reserves will be verified.
- The yearly income for all adults living in the home must be at or below 80% AMI based on family size.
- Applicant(s) must be a citizen of the United States or a legal permanent resident.
- Applicant(s) must attend eight hours of homeownership training provided by a HUD-approved housing counseling agency.
Visit HUD.gov for full list.

HUD INCOME LIMITS

80% Area Median Income (AMI)
(As of July 1, 2020)

Household Size	Maximum Annual Income
1	\$ 45,650
2	\$ 52,200
3	\$ 58,700
4	\$ 65,200
5	\$ 70,450
6	\$ 75,650
7	\$ 80,850
8	\$ 86,100

Subject to change per HUD