



Broward County

Homebuyer Purchase Assistance



4-21-21 HPA expended on first-come, first-qualified, first-served basis, when available; subject to change without notice

HOMEBUYER PURCHASE ASSISTANCE (HPA)

for qualified persons wishing to buy a home in areas served by Broward County

- Up to **\$40,000** for a purchase in most areas
- Up to **\$50,000** for Coconut Creek, Davie, Hollywood or Plantation
- Up to **\$80,000** for Weston
- No monthly payments due on the HPA
- Zero percent (0%) deferred payment loan that creates a second mortgage,
- Loan forgiven after 15 years if home is the primary residence for loan term
- If home is sold or title transfers during 15 year term, full HPA amount repaid to Broward; 1/15 reduction per year for Hollywood repayment
- HPA may be used for down payment, closing costs, principal reduction or interest rate buy down on the first mortgage

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AVAILABLE HPA as of April 21, 2021

Unincorp. Broward <i>Up to \$40,000 available now</i> 80% AMI	Coconut Creek <i>NO available funds</i> 80% AMI	Coral Springs <i>Up to \$40,000 available now</i> 80% AMI	Cooper City <i>Up to \$40,000 available now</i> 80% AMI	Dania Beach <i>Up to \$40,000 available now</i> 80% AMI	Davie <i>Up to \$50,000 available now</i> 80% AMI
Hallandale Beach <i>Up to \$40,000 available now</i> 80% AMI	Hillsboro Beach <i>Up to \$40,000 available now</i> 80% AMI	Hollywood <i>NO available funds</i> 120% AMI	Lauderdale-by-the-Sea <i>Up to \$40,000 available now</i> 80% AMI	Lauderdale Lakes <i>Up to \$40,000 available now</i> 80% AMI	Lazy Lake Village <i>Up to \$40,000 available now</i> 80% AMI
Margate <i>Up to \$40,000 available now</i> 80% AMI	Lighthouse Point <i>Up to \$40,000 available now</i> 80% AMI	Oakland Park <i>Up to \$40,000 available now</i> 80% AMI	Parkland <i>Up to \$40,000 available now</i> 80% AMI	Pembroke Park <i>Up to \$40,000 available now</i> 80% AMI	Plantation <i>NO available funds</i> 80% AMI
Sea Ranch Lakes <i>Up to \$40,000 available now</i> 80% AMI	Southwest Ranches <i>Up to \$40,000 available now</i> 80% AMI	Sunrise <i>Up to \$40,000 available now</i> 80% AMI	Weston <i>Up to \$80,000 available now</i> 80% AMI	West Park <i>Up to \$40,000 available now</i> 80% AMI	Wilton Manors <i>Up to \$40,000 available now</i> 140% AMI

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LOCATION ELIGIBILITY, continued

- Broward County has 31 cities
- County HPA serves 23 cities and unincorporated Area
- Any city not listed on the previous slide, contact that city's Housing Department directly about their purchase assistance program
- Large cities - Fort Lauderdale, Deerfield Beach, Pompano Beach, Miramar, Tamarac, etc., are NOT served by Broward HPA

BUYER ELIGIBILITY

Buyer's gross annual household income may not exceed limits below

HUD and FHFC release: 4-1-2021

House hold size	1	2	3	4	5	6	7	8	Location
80% AMI	\$49,300	\$56,350	\$63,400	\$70,400	\$76,050	\$81,700	\$87,300	\$92,950	Service Areas*
120% AMI	73,920	84,480	95,040	105,600	114,120	122,520	131,040	139,440	Hollywood
140% AMI	86,240	98,560	110,880	123,200	133,140	142,940	152,880	162,680	Wilton Manors

***Service Areas**

Unincorporated Broward, Coconut Creek, Coral Springs, Cooper City, Dania Beach, Davie, Hallandale Beach, Hillsboro Beach, Lauderdale-by-the-Sea, Lauderdale Lakes, Lazy Lake Village, Margate, Lighthouse Point, Oakland Park, Parkland, Pembroke Park, Plantation, Sea Ranch Lakes, Southwest Ranches, Sunrise, Weston, West Park

BUYER ELIGIBILITY, continued

- Buyer to use home as the primary residence during 15 year loan
- Buyer may not have owned a residence in the prior 3 years
- Buyer to obtain a first mortgage that meets County guidelines
- Within 12 months before purchase, Buyer must take a homebuyer education class from a local HUD agency
- Homebuyer Education Class may be online, virtual or in-person

BUYER ELIGIBILITY, continued

To determine eligibility, County verifies income, assets and household size, then forecasts income for the upcoming 12 month period

- **HOUSEHOLD**-- All who will live in the home for more than 6 months, may include dependent full time students who live on campus
- **GROSS INCOME**--Total income (wages, tips, overtime, Social Security, child support, retirement, pensions, investment (stock, mutual funds, etc.) income, unemployment income, etc., before taxes for all household members (exception for full time students), including casual earnings (Uber, handyman, person services, etc.) or repeated cash, monetary gifts, or other revenue
- County obtains third party verifications of income and assets
- For self-employment, net income from notarize P&L with bank statements
- Alternative is review of pay vouchers and bank statements
- Lump sum payments or periodic gifts are not income; recurring revenue is deemed income

FIRST MORTGAGE LOAN

County has established guidelines for first mortgage lender, available at www.broward.org/housing

- Must be fixed rate mortgage: conventional, FHA, or VA
- Interest rate may not exceed 2.0% over the Fannie Mae 30 year, 60 day mandatory delivery rate as of the 1st day of each month
- On 4-1-21, Fannie Mae was 2.59612%; interest rate can go up to 4.59612%
- Maximum combined LTV is 105%
- Debt-to-Income (DTI) ratios-floor 25%; preferred front around 38%
- DTI back ratio cannot exceed 45% conventional; 46% FHA
- Maximum total lender costs are 2% of loan amount
- Credit score is per individual lender guidelines only

FIRST MORTGAGE LOAN, continued

- At least 3% of purchase price must be “non-borrowed”
- Buyer to pay at least 1% of purchase price, 2% may come from gift or concession
- VA loans have different down payment amount
- First mortgage loan must be greater than HPA
- Broward HPA can “stack” with Florida Assist (FHFC) and CRA assistance
- Broward HPA cannot be layered/stacked with other city’s purchase assistance
- Buyer may not obtain cash back at closing; HPA amount will be reduced
- County (or city) to be included as an additional mortgagee on insurance
- Escrows required for property taxes and insurance

PROPERTY ELIGIBILITY

- Single family, townhomes, villas or condos-no mobile homes
- May be existing property
- May be new construction (CO to be provided)
- Maximum sales price \$331,888
- Higher max price for Weston and Wilton Manors properties
- Value set by Florida licensed appraiser
- Whole house inspection required, even for new construction
- Lead based paint inspections by a licensed inspector with EPA certification needed for most properties built before 1978

FIND THE CITY!

- * Broward County has 31 municipalities + unincorporated County
- * MLS, TRULIA, ZILLOW & US Postal Service may not list correct city

BEST METHOD TO FIND THE CITY

- * www.BCPA.net (Broward County Property's Appraiser website)
- * Click on Property Search
- * Click on Address
- * Enter house number, direction, street name, type, unit number
- * Property information sheet pops up
- * Different millage codes for each city



MARTY KIAR

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Select Language

Powered by Translate



PROPERTY SEARCH | SENIOR CITIZENS | HOMESTEAD & OTHER EXEMPTIONS | HOME BUYER'S TAX ESTIMATOR | PORTABILITY ESTIMATOR | Search:

AVOID THE LINES

- Home
- Office Location
- Property Owner
- Bill of Rights
- Exemption Express
- Appeals & Petitions
- Maps & Aerials
- Download Forms
- F.A.Q.
- Phone Directory
- Newsletter
- Market Sales
- Library
- Ask A Question
- E-Mail Marty Kiar
- Meet Marty Kiar
- Event Calendar
- Important Dates
- Report Fraud
- Legislation
- Data Requests
- Related Links
- Jobs
- RFPs & Bids
- Lobbying
- Site Index
- Website Tutorial



find us on Facebook



NEW OWNER ALERT

MONITOR OWNERSHIP ACTIVITY ON YOUR PROPERTY

Owner Alert is a free service designed to help you protect your property from scams or fraud by notifying you if a document is received by BCPA changing the ownership of your property.

Click [here](#) to subscribe in the new App.

THE PROPERTY APPRAISER DOES NOT SEND TAX BILLS.
THE PROPERTY APPRAISER DOES NOT SET OR COLLECT TAXES.
Contact the Tax Collector directly: revenue@broward.org or at 954-831-4000



The **COUNTY TAX COLLECTOR** (note: **NOT** part of our office) mailed the 2020 tax bills during the first week of November. These tax bills would have become delinquent if not paid in full by April 1, 2021. After this date, any taxes still owing become delinquent.

Broward County's Records, Taxes and Treasury Division is responsible for the billing and collecting of property taxes and has posted this information on their website at <https://www.broward.org/RecordsTaxesTreasury/Pages/Default.aspx>. Should you have any questions regarding the payment of property taxes, their office can be reached at (954) 831-4000 or by email to revenue@broward.org

The Property Appraiser does **NOT** set your tax rates. Our office is responsible for ensuring the fair assessment (value) of all properties and applying all exemptions. Your County Commission, School Board, City Commission, Hospital District, and other boards set your tax rates each year.

HELPFUL INFORMATION

You may file for Homestead Exemption online at bcpa.net/homestead.asp. Property owners who both owned and made the property their permanent residence as of January 1, 2021 may file for 2021 Homestead Exemption and all other exemptions until September 20, 2021. If you purchased your home after January 1, 2021, you will be pre-filing for the 2022 tax year. The deadline to file for all 2022 exemptions is September 19, 2022.

Information about the Senior, Veteran and all other exemptions can be obtained on our website at www.bcpa.net. All forms are available under the "Download Forms" tab (www.bcpa.net/forms-dl.asp) and can be emailed to our office at CSEmgmt@bcpa.net or faxed to (954) 357-6188. Completed applications can also be mailed to our office at 115 S. Andrews Avenue, Room 111, Fort Lauderdale FL 33301.

You may also call our office at (954) 357-5579 and we can fill out your exemption application with you on the phone and place it in the mail to you with a self-addressed envelope so you may complete same and send it back to us for processing.

Should you have any questions, please do not hesitate to contact the following staff:

- Agricultural Classifications - Carlos Bertot at cbertot@bcpa.net or (954)357-5489
- Commercial Property - Matthew Chaiton at mchaiton@bcpa.net or (954)357-6188



IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay. If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our [Tax Estimator](#) to determine a more likely estimate of your new amount. If you own this home and want to purchase a new home in Florida, try our [Portability Estimator](#) to see how portability and the additional homestead exemption can help you. If you own a home in Florida, and want to see how much portability will save you, try our [Portability Estimator](#).

[PREVIOUS](#) [NEXT](#) [VIEW MAP](#) [PRINT](#) [NEW SEARCH](#) [PHOTOGRAPHS](#) [BCPA HOME](#)

[Click here to display your 2020 TRIM Notice.](#)

Site Address	1441 NW 27 AVENUE, UNINCORPORATED FL 33311	ID #	4942 32 01 3940
Property Owner	HERNANDEZ, BERLINDA	Millage	0012
Mailing Address	1441 NW 27 AVE FORT LAUDERDALE FL 33311	Use	01

Abbreviated Legal Description	WASHINGTON PARK FOURTH ADD 22-44 B LOT 24 S 12.5,25,26 BLK 51
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The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Click here to see 2019 Exemptions and Taxable Values as reflected on the Nov. 1, 2019 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020/2020*	\$28,130	\$331,040	\$359,170	\$336,350	
2019	\$28,130	\$300,660	\$328,790	\$328,790	\$6,084.16
2018	\$21,880	\$248,090	\$269,970	\$263,210	

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$359,170	\$359,170	\$359,170	\$359,170
Portability	0	0	0	0
Assessed/SOH 19	\$336,350	\$336,350	\$336,350	\$336,350
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$286,350	\$311,350	\$286,350	\$286,350

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/17/2018	QCD-D	\$195,000	115297645	\$4.50	6,251	SF
9/27/2019	QC*-T	\$100	116086352			
1/8/2008	FJ*-T		46735 / 547			
1/8/2008	QC*-T		44993 / 239			

WHERE IS UNINCORPORATED BROWARD?

- * Also known as BMSD-Broward Municipal Services District
- * Areas not within an incorporated city
- * Broadview Park, Central County (Washington Park, Franklin Park, Boulevard Gardens, Roosevelt Gardens), and North County (Hillsboro Pines, Ranches)
- * Central County unincorporated properties have Fort Lauderdale mailing address
- * Unincorporated Broward millage codes are 0012 and 0013

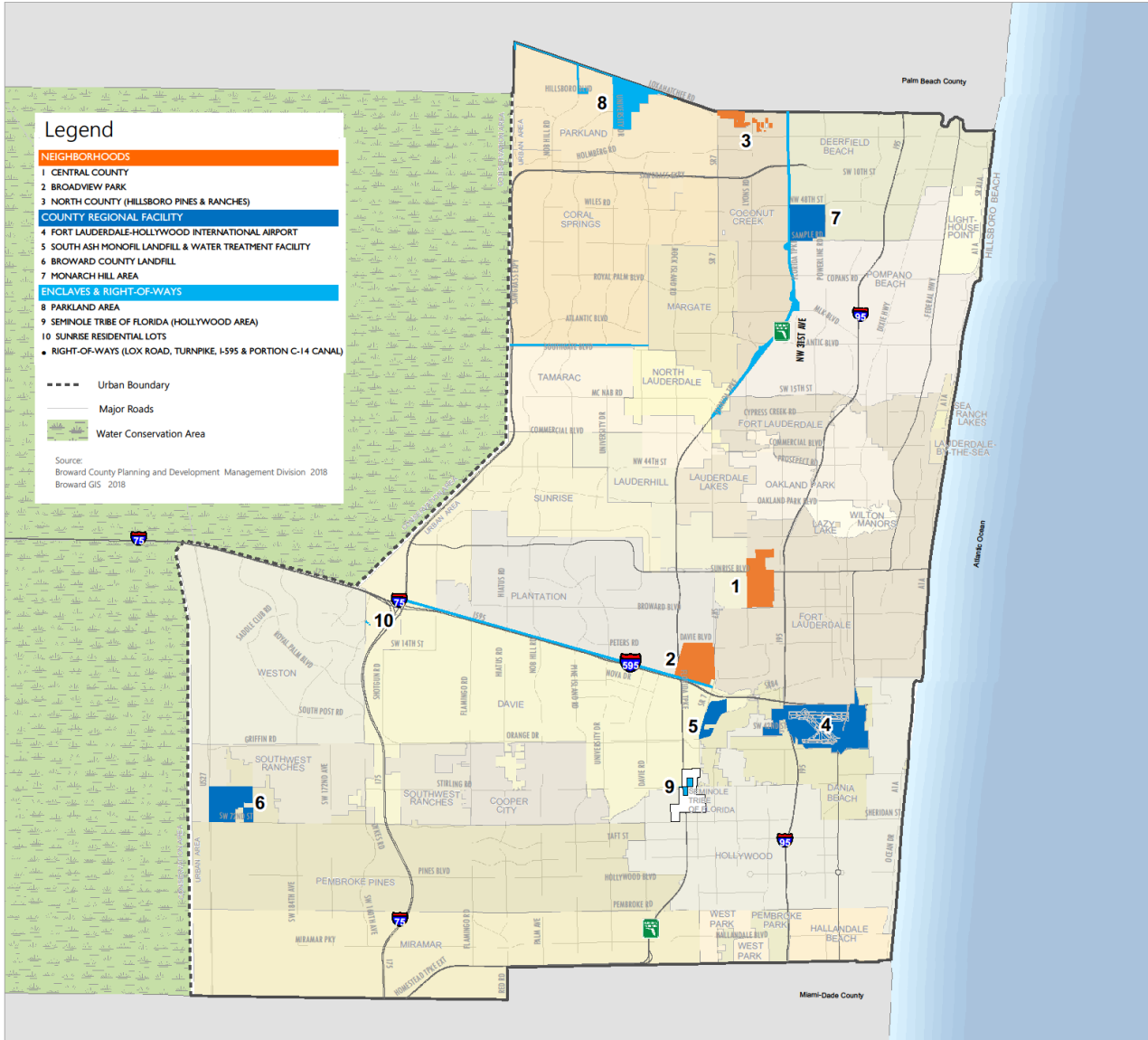
Legend

NEIGHBORHOODS

- 1 CENTRAL COUNTY
- 2 BROADVIEW PARK
- 3 NORTH COUNTY (HILLSBORO PINES & RANCHES)
- 4 COUNTY REGIONAL FACILITY
- 5 FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
- 6 SOUTH ASH MONOFILL LANDFILL & WATER TREATMENT FACILITY
- 7 BROWARD COUNTY LANDFILL
- 8 MONARCH HILL AREA
- 9 ENCLAVES & RIGHT-OF-WAYS
- 10 PARKLAND AREA

- Urban Boundary
- Major Roads
- Water Conservation Area

Source:
Broward County Planning and Development Management Division 2018
Broward GIS 2018



This map is for conceptual purpose only and is not intended for legal boundary determinations.



MORTGAGE CREDIT CERTIFICATE

- Offered through Broward County Housing Finance Authority
- Up to \$2,000/year in federal income tax credit each year borrower has loan
- MCC credit may be included as current income for underwriting purposes
- Can add \$166.67/month to meet ratio guidelines!
- Must be a participating lender
- Apply before and close MCC simultaneous with purchase closing
- To become a participating lender, contact Norm Howard or Susie Barzey
- www.broward.org/housing/HFA, follow links for Mortgage Credit Certificate

What's the next step?

- Have a registered participating lender pre-qualify you for a first mortgage loan and determine if an MCC benefits you.
- Participate in a first time homebuyer education course.
- Locate a home on your own or by using a professional such as a realtor.
- Make an offer for the property.
- Return to your selected lender and comply with lender requirements.

For more information,
visit www.broward.org/HFA
or contact the Program Administrator:

Housing Finance Authority
of Broward County
954-357-4900

or email cbarzey@broward.org

Housing Finance Authority of Broward County

110 NE 3rd Street
Fort Lauderdale, FL 33301

954-357-4900
Fax: 954-357-8221
www.broward.org/HFA



A SERVICE OF THE BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS

This public document was promulgated
at a cost of \$267.00, or \$0.534 per copy,
to inform the public about housing programs.

Making Homeownership A Reality



The Mortgage Credit Certificate Program



NEXT STEPS to SECURE HPA FUNDS

- Take a Homebuyer education class from a local HUD agency
- Contact a residential lender, get pre-approved for a first mortgage loan
- Lender requests to reserve funds with County when buyer has:
 - Obtained a loan pre-approval
 - Identified a property in an eligible area with available HPA funds
- Within 2-3 weeks, Lenders submits PAPER application to County
- County contacts buyer for income certification interview
- After certification, County needs title commitment, reviews CD, prepares loan docs, and funds closing agent
- Certification to closing takes 4-5 weeks after receiving Lender package

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QUESTIONS?

Speak with your HUD approved agency or lender

or contact

Broward Housing Finance & Community Redevelopment

www.broward.org/housing, click on HOMEBUYER PROGRAMS

954-357-4943

weekdays 8:30 AM – 5 PM

