



NeighborhoodLIFT® Program Overview

Community Housing Partners (CHP) in partnership with MANNA, Inc., is administering the NeighborhoodLIFT® program in the Washington, D.C. market. The program will serve Prince George’s, MD and Washington, D.C. NeighborhoodLIFT® is a Down Payment Assistance (DPA) program with a First Responder, Military and Teacher (FRMT) benefit. The program is sponsored by Wells Fargo Housing Foundation in partnership with NeighborWorks® America. The program provides a \$20,000 down payment assistance for non FRMT applicants and a \$22,500 down payment assistance grant for FRMT eligible homebuyers who are purchasing a home within Prince George’s County, MD or Washington, D.C.

NeighborhoodLIFT® down payment assistance funds may be used for any eligible purpose including closing costs assistance, down payment assistance or borrower minimum out-of-pocket investment if allowed by the first mortgage loan program or other layers of financing. NeighborhoodLIFT® funds may **not** necessarily cover the closing costs or out-of-pocket requirements of an FHA first mortgage or other type of first mortgage loan.

The NeighborhoodLIFT® down payment assistance funds will be disbursed at closing. These funds will be in the form of a mortgage secured by the property being purchased. NeighborhoodLIFT® is a 0% interest grant and if its conditions are satisfied it will be forgiven. The rate it is forgiven is in equal parts each year over a five (5) year time period. The grant will cease and the prorated balance will become due, payable upon demand, if the property is sold, refinanced, transfer of title, foreclosure or other default occurs within the first five (5) years.

In order to be eligible for NeighborhoodLIFT® down payment assistance, the homebuyer(s) must meet the following requirements:

- Borrower(s)’s income, adjusted for household size, cannot exceed the income limits for the program provided below.
- Complete an eight (8) hour Homebuyer Education Course in the last 12 months
- Purchase a home in Prince George’s County, MD or Washington, D.C.
- Agree to maintain the home as a primary owner occupant residence for the five (5) year period
- Obtain a first mortgage loan from an approved NeighborhoodLIFT® lender

Washington, DC & Prince George's County, MD		
NeighborhoodLIFT® Down Payment Assistance Program		
2019 Income Limits		
Household Size	FHA Loans	Other Loans
1	\$97,650	\$121,300
2	\$111,600	\$121,300
3	\$121,300	\$121,300
4	\$121,300	\$121,300
5	\$131,050	\$131,050
6	\$140,750	\$140,750
7	\$150,450	\$150,450
8	\$160,150	\$160,150

**Income Limits Listed Above Effective April 24, 2019. The Department of Housing and Urban Development (HUD) sets the household income limits that are used to establish NeighborhoodLIFT® maximum income guidelines. These income limits are subject to change each year or at any time that HUD deems appropriate.*