



Down Payment Assistance AHOP CPLP



Forsyth County
Community & Economic Development
201 N. Chestnut Street – 5th Floor
Winston-Salem, NC 27101
(336)703-2680
www.Forsyth.cc/Housing

Purpose

To provide funds to assist with the down payment and closing costs associated with the purchase of a home by an eligible homebuyer in Forsyth County.

AHOP/HOME**

(Affordable Homeownership Opportunity Program)

Down payment assistance provided in the form of a "soft" second mortgage at a zero percent (0%) interest rate. Due and payable when the borrower sells, refinances, no longer lives in the home or at the end of the first mortgage term.

******(AHOP/HOME - Affordable Homeownership Opportunity Program)

North Carolina Housing Finance Agency Community Partners Loan Pool / CPLP

Up to \$50,000 or 25% of the purchase price, whichever is less. Provided in the form of a "soft" second mortgage at a zero percent (0%) interest rate. Due and payable when the borrower sells, refinances for cash-out, no longer lives in the home or at the end of the first mortgage term. Used in conjunction with NCHFAs Home Advantage Mortgage and/or Mortgage Credit Certificate as well as other lender programs.

INCOME LIMITS BY HOUSEHOLD SIZE

EFFECTIVE JUNE 1, 2025

Household Size
80% of Area Median

- 1 \$48,550
- 2 \$55,500
- 3 \$62,450
- 4 \$69,350
- 5 \$74,900
- 6 \$80,450
- 7 \$86,000
- 8 \$91,550

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Maximum Sales Price Limits

Effective SEPTEMBER 1, 2024 (Pending Update)

EXISTING CONSTRCTION

\$257,000

NEW CONSTRUCTION \$290,000

What are the Qualifications / Requirements ?

- Must not already own a home.
- Total household income must be at or below 80% of the Area Median Household income based on household size. [\[See Income Limits\]](#)
- Sales Price of Home may not exceed [Sales Price Maximum Limit](#)
- Participants must have acceptable credit. There can be no unpaid judgments
- All collections and charge-offs evaluated based on NCHFA credit underwriting guidelines
- Provide a verifiable source of income that is received consistently
- Attend 8-hour Homeownership Class **and** Pre-Purchase Consult with a HUD-Certified Housing Counseling Agency/Counselor.
- Buyer Contributes a minimum of \$1,000 of their own funds. Gift funds may be used, but do not count toward buyer contribution.
- Participants required to complete Home Maintenance Session and Post-Purchase Session after closing.
- Assistance only provided to help purchase Primary Residence
- Property must meet Acceptable Property Conditions [Note: Inspection fees are paid by the Buyer]
- Pre-1978 Homes evaluated for Lead-Based Paint Hazards

What Type of Houses?

- New or Existing Homes located in Forsyth County/Winston-Salem
- Single-family, Stick-Built Homes
- New Modular Homes
- New Manufactured Homes (Built to HUD Code on permanent foundations)
- Townhomes
- Condominium (Fannie Mae Approved When Applicable)

What type of First Mortgages?

- NCHFA Home Advantage Mortgage (FHA, VA, USDA or Conventional)
- USDA Rural Development Section 502 (Direct, Construction-to-Permanent, or Mutual Self-Help Programs)
- Lender Affordable Portfolio Products on a case-by-case basis
- No unusual or excessive fees
- 30 year fixed rate
- Co-signers must also reside in the home



Home Ownership ...make the dream a Reality!

For more information call (336)703-2678 or visit
www.Forsyth.cc/Housing.



Forsyth County does not discriminate on the basis of race, color, religion, national origin, ancestry, age, sex, familial status, physical handicap or disability in its employment opportunities, programs, services or activities.