



HOMEBUYER ASSISTANCE PROGRAMS

1) WISH Program (Workforce Initiative Subsidy for Homeownership)

- Receive up to \$29,000 in Down Payment Assistance.
- Must be a First-Time Homebuyer as defined by HUD.
- Must complete Homebuyer Education Class with CSNV.
- Must complete Housing Counseling Appointment with CSNV to determine program WISH eligibility.
- Total Household Income must fall below 80% of AMI.
- DPA: 4-to-1 match program up to \$5,500.
- Minimum allowable contribution from Borrower: \$2,000.
- CSNV Counseling Fee: \$1,500 paid to through Escrow out of the Down Payment Assistance Funds.
- Back-end ratio is 45% (Affordability to be explained by loan officer if greater than 45%).
- WISH Funds have no payments or interest for 5 years, and are forgiven annually on a pro-rata basis, if your home remains your primary residence, it is not sold, nor leased and no cash-out of equity.
- Borrower must attend CSNV post-purchase workshop annually to remain program compliant.
- **No Cash-Back Allowed at Closing; No Exceptions.**

	1	2	3	4	5	6	7	8
80% AMI	48,550	55,450	62,400	69,300	74,850	80,400	85,950	91,500

2023 WISH Income Limits as determined by HUD