City of Jackson’s
Homebuyer Assistance Program Guidelines

PROPERTY RESTRICTIONS – Must be located within City Limits of Jackson. Maximum Sales Price $156,000 for 1 unit single-family property.

INCOME - Cannot exceed 80% of HUD’s Area Median Income (AMI) Level (based on family size). Ex: Family of four = $53,750.00.

TERMS – Forgivable loan based on tiered system. Income levels at or below 80% of AMI:

AFFORDABILITY PERIOD - A Percentage of the principal shall be forgiven on an annual basis over the period of affordability which is determined by the amount of the forgivable loan. (<$15,000 = 5 years; $15,000 > = 10 years)

DEBT TO INCOME RATIOS – 29%/41%

CASH RESERVES –Must have verifiable funds of AT LEAST one month’s mortgage payment. Funds will be verified with bank statement prior to closing.

HOMEBUYER EDUCATION – Purchaser must attend a one day First Time Homebuyer’s class.

DOWNPAYMENT – Minimum $500 from buyer’s own funds (earnest money can be counted towards this amount).

PROPERTY – Must be Owner Occupied as Single Family Residence for length of Affordability Period with Fee Simple title.

RESTRICTIVE COVENANTS – Property subject to restrictions as per HOME Program guidelines.

LEAD BASE PAINT- If the property is built prior to 1978, a lead base paint report is required.

HOME INSPECTION – Required for all properties.

HOME WARRANTY – Must be provided for property and listed as a line item on final closing document.

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
Richard Porter Building; 2nd Floor, Ste. 2A
218 S. President Street
Jackson, MS 39201

EQUAL HOUSING OPPORTUNITY We encourage and support the nation’s affirmative housing program in which there are no barriers to obtaining housing because of race, color, religion, sex, national origin, handicap or familial status