



Workforce Homeownership Program

K-12 Teachers/Police Officers/
Volunteer Firefighters/ EMTs/
Nurses/Allied Healthcare Workers/
Active Military/Civilian Employees of
The U.S. Military

Effective: Revised August 2009

Home Partnership, Inc., (HPI) a nonprofit dedicated to helping workforce families purchase homes, will offer incentive loans to families purchasing homes in Harford County to promote homeownership and stability of neighborhoods to K-12 Teachers, Police Officers, Emergency Medical Technicians (EMTs), Volunteer Firefighters, Nurses and Allied Healthcare Workers, Active Military and Civilian Employees of the U. S. Military who meet income requirements.

- **Eligibility:** HPI will make loans to prospective buyers who are employed by the Harford County public school, police officers with arrest powers, certified EMTs or volunteer fire fighters working with Harford County Volunteer Fire Department, nurses, Allied healthcare workers, and active military or civilian employees of the U. S. Military. All must meet income requirements (see attached **Quick Facts**). All must **live and work** in Harford County. Loans will require attendance and certification at HPI or HPI acceptable homebuyer workshop, owner occupancy, and shall be recorded as a lien against the property, and buyer must contribute \$1,000 cash towards closing costs.
- **Uses:** Under the HPI Workforce Homeownership Program, eligible uses of funds shall include settlement costs, renovations or down payment beyond bank's minimums. Loans will be recorded against the property, and will be deferred until sale of the property or default of the loan. A minimum of one-third (1/3), up to a maximum of one-half (1/2), of funds will be reserved for major home upgrades to include:

Kitchen renovations	Floors: refinishing, carpeting or tile
Bath or basement renovations	Electric and plumbing upgrades
HVAC: air conditioning & heating	Exterior: doors, porch, siding, roof
Replacement windows	Landscaping
- **Terms:** Up to \$15,000, Zero percent interest, deferred loans, **repayable** upon sale or default of loan.
- **Location:** Harford County
- **Residency:** Buyers must live in properties
- **Sales Price:** Maximum Contract Sales Price of \$250,000

Applications available from HPI must be made prior to purchasing properties. Refinancing may require repayment of loan (check with counselor). Loans may be combined up to a maximum of \$23,500. Loan is recorded as a second mortgage. Acceptable Homebuying Education Certificate required.

HPI at www.homepartnershipinc.org or 410.679.3200