



OUR HELP. YOUR HOME.

BENEFITS FOR YOU AND YOUR HOUSEHOLD

Purchasing a home, making mortgage payments, and maintaining and/or improving your home will provide you:

- 🏠 The satisfaction of owning your own home.
- 🏠 The option to plan and perform renovations based on your own preferences and needs.
- 🏠 The comfort and convenience of knowing you can remain in your chosen home and continue to build your community relationships.

LOW INCOME LIMITS BY HOUSEHOLD SIZE FOR LOS ALAMOS COUNTY FOR FY 2024

	Number of Persons in Family						
	1	2	3	4	5	6	7
Very Low Income (50% AMI)	\$54,800	\$62,600	\$70,450	\$78,250	\$84,550	\$90,800	\$97,050
Low Income (80% AMI)	\$87,680	\$100,160	\$112,720	\$125,200	\$135,280	\$145,280	\$155,280
Mediate Income (120% AMI)	\$131,520	\$150,240	\$169,080	\$187,800	\$202,920	\$217,920	\$232,920

Source: US Department of Housing and Urban Development; Los Alamos County



FIND OUT IF YOU QUALIFY FOR THE HOMEBUYER ASSISTANCE PROGRAM

CONTACT THE STAFF AT THE SANTA FE COMMUNITY HOUSING TRUST

505-989-3960

Receptionist

receptionist@housingtrustonline.org

info@housingtrustonline.org

The Santa Fe Community Housing Trust

6005 Jaguar Dr Ste. 101

Santa Fe, NM 87507

P.O. Box 29237

Santa Fe, NM 87592

info@housingtrustonline.org

APPLICATIONS ARE OPEN AS LONG AS FUNDING IS AVAILABLE

For more information on Community Development programs and services:

Visit: www.housingtrustonline.org

Email: info@housingtrustonline.org

Call 505-989-3960



LOS ALAMOS COUNTY AND LAHP ARE EQUAL HOUSING LENDERS



HOMEBUYER ASSISTANCE PROGRAM



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www.housingtrustonline.org

ABOUT THE HOMEBUYER ASSISTANCE PROGRAM

The Homebuyer Assistance Program is managed by The Santa Fe Community Housing Trust (SFCHT) under contract to Los Alamos County. SFCHT assists income-qualified households in purchasing a home by providing down payment loans with County funds and without adding to monthly expenses.

SFCHT is made possible through a subsidy loan provided by the County and other funding sources. No monthly payments are due on the loan. Payment is due if the home is sold or vacated.



ELIGIBILITY CRITERIA

To qualify, you must meet the following criteria:

- 🏠 Be a Los Alamos County resident or intending to move to Los Alamos County.
- 🏠 May be a first-time OR previous homeowner.
- 🏠 Can contribute a minimum of 3% to the down payment.
- 🏠 Complete the online Homebuyer Training including 6-8 hours in person training in Los Alamos.



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HOME PURCHASE CRITERIA:

- 🏠 Select one of these home types:
 - Detached
 - Duplex
 - Triplex
 - Manufactured (on a permanent foundation)
 - Quadrplex
 - Townhome
 - Condo
- 🏠 Having a household income is not greater than the income limits shown on the income limits table.
- 🏠 Obtain a Homeowner's Property Insurance policy at the time of loan closing.

ELIGIBLE COSTS

The down payment assistance loan may also be used to pay certain closing costs including title insurance, survey cost, closing fees to title company, and recording fees.

FINANCIAL ASSISTANCE

- 🏠 We work with clients to determine whether they can qualify for mortgage reduction assistance. As well as financial assistance. It is determined by factors, by getting approved by our board & Los Alamos County board members.
- 🏠 Loans are deferred payment at 0%, 1% or 2% simple interest for a 10-or 15-year period.
- 🏠 No monthly payments are required if the homeowner continues to live in the house.
- 🏠 The loan becomes due if the home is sold or vacated.

PROGRAM SUPPORT & SERVICES

- 🏠 Obtaining a deferred payment loan from the County and/or other sources.
- 🏠 Creating funding packages, including preparing applications for funding.
- 🏠 Identifying mortgage providers and advising mortgage terms and maximum payments are affordable to the home buyer.
- 🏠 Reviewing home inspection report with buyer to make sure home is adequate for buyer in terms of size, type and condition.
- 🏠 Understanding the mortgage application process and documents and requirements.
- 🏠 Explaining the purchase process and helping establish a household budget.