

APPENDIX C

**MOBILE HOUSING BOARD
HOME/ADDI PROGRAM**

Program Point of Contact: Community Development Division

Minimum Assistance: \$1,000

Maximum Assistance: \$10,000

Eligible Activities: Down payment and closing costs

Form of Assistance: Deferred payment/declining balance 2nd mortgage. Total amount is reduced by 20% annually as long as the mortgage holder occupies the residence as their primary residence (HOME recapture option). At the end of 5 years, the mortgage is corporate canceled.

Eligible Applicants: The assistance is available to any household meeting the program's definition of first-time homebuyer and similar source guidelines for income eligibility. In order to receive the assistance, the applicant must have first successfully completed a MHB-approved homebuyer training program and met bank underwriting criteria.

Eligible Properties: Any residential property located within the Mobile city limits, built after 1977, containing up to 4 units. This can include a variety of ownership vehicles such as condominiums. Maximum mortgage cannot exceed FHA limits for Mobile County.

Program Procedures: Applicants who have completed homeownership training will be prioritized based upon referrals from existing MHB homeownership program. The Community Development Division will review applications for current income underwriting-based information. Successful applicants will be issued an ADDI certificate. The certificate will contain the name of the applicant and state that the applicant is eligible to receive up to \$10,000 as a deferred payment loan for purchase of an eligible residential property for occupancy by same. The certificate will contain an assistance date and will allow for 90 days to conclude a loan closing. Please submit the following with application and authorization form:

- **Original certificate of completion from HUD Certified Counseling Agency**
- **30 days current check stubs**
- **Driver's license or picture I.D.**
- **Pre-approval letter from an FHA approved lender**
- **Application & Authorization form (to be completed upon submitting required documents)**

Property Inspection: MHB will inspect the housing for any defects that pose a danger to health and notify the purchaser that defects must be cured prior to loan closing. The housing must meet local housing quality standards or code requirements.

Lead-Based Paint Requirements: None required for properties eligible under this program.