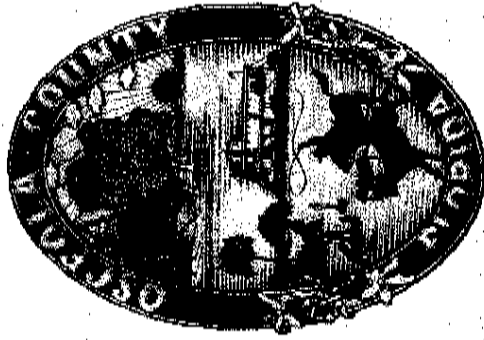


Provided Courtesy of:
<http://www.downpaymentsolutions.com/>



Osceola County

Housing Office

Housing Assistance Program

108 Park Place Blvd.
Kissimmee, FL 34741
(407) 870-2019
(407) 870-9679 Fax

OSCEOLA COUNTY

BOARD OF COUNTY COMMISSIONERS

- District 1 Paul Owen
- District 2 Atlee Mercer
- District 3 Ken Shipley
- District 4 Ken Smith
- District 5 Chuck Dannick

County Manager: Edwin Hunzeker

OSCEOLA COUNTY

MISSION STATEMENT

To Provide Quality Service to the Residents of and Visitors to Osceola County, Which is Second to None. Our Services will be Maintained by Strict Adherence to the Principles of:

HONESTY

We require Honesty, Integrity and Truthfulness concerning all matters.

RESPECT

We will maintain respect for all those in need of services regardless of age, color, religion, national origin, economic status, or physical attributes.

COMMITMENT

We will commit that every request for service will be performed as though our personal and professional reputations are being evaluated.

TEAM WORK

We will conduct ourselves in such a manner as to promote harmony and loyalty among our fellow workers and our community.








EDUCATION

We will encourage an atmosphere of learning, training, and constant striving to improve our level of performance.

EFFICIENCY

We must provide a quality level of service, based upon sound economic and efficient practices.

HOW DO I GET STARTED

-  Call to register for next available Orientation (English or Spanish)
-  Attend Orientation Session.
-  Gather documents requested and make copies.
-  Call to schedule the Application Interview with a SHIP Housing Specialists
-  Submit your documents.
-  Attend the Home Buyers Workshop (English or Spanish)
-  Qualified applicants receive the Reservation letter.

Housing Assistance Staff:

- R. Dawn Smith, Director
- Cindy Caccamise, Sr. Hsg. Sp.
- Rosa I. Carrion, Hsg. Sp.
- Raymond Lettsome, Hsg. Sp.
- Linda M. Kroom, SHIP Assistant

TO APPLY FOR ASSISTANCE CALL:

Tuesdays and Thursdays between
10:00 am - 12:00 noon
and between
2:00 pm - 4:00 pm

Osceola County
Housing Assistance Program
☎ (407) 870-2019



OSCEOLA COUNTY
HOUSING ASSISTANCE PROGRAM

The Osceola County Local Housing Assistance Program is designed to make affordable housing available to very low-income, low-income or moderate-income persons.

Housing activities are funded under the Florida State Housing Initiatives Partnership (SHIP) Program which provides monies to local governments as an incentive for the creation of partnerships to procure affordable housing.

Housing assistance is provided through partnership arrangements involving Osceola County, lending institutions, housing developers, community-based housing and service organizations, and affordable housing professionals.

Mobile Homes DO NOT qualify for SHIP funds. Only Manufactured Homes with the approved DCA label. (Call for specifics)

DOWN PAYMENT/CLOSING COST ASSISTANCE

First time home buyers will receive portion of the down payment and closing costs associated with buying a new home.

All applications will be processed on a first-come, first-served basis, but priority will be given to very low income and low income families.

TO QUALIFY:

- ✎ You must be an Osceola County resident for at least one (1) year.
- ✎ You must not have owned a home in the last three years (displaced homemakers and single parents are exceptions).
- ✎ You must attend a home buyers orientation session and complete an approved Home buyers Education Program (Workshop)
- ✎ You must have \$500 cash minimum for down payment.

✎ The property must be located in Osceola County.

✎ You must obtain the first mortgage from a qualified lender. Seller financing is not permitted.

✎ Maximum loan amount \$10,000.00

✎ Your annual income must fall in the area median income guidelines as defined by H.U.D. with adjustments for family size. (According to Chart below)

Number in Household	Very Low	Low	*Moderate
1	\$19,150	\$30,650	\$45,948
2	\$21,900	\$35,000	\$52,512
3	\$24,600	\$39,400	\$59,076
4	\$27,350	\$43,750	\$65,640
5	\$29,550	\$47,250	\$70,891
6	\$31,750	\$50,750	\$76,142
7	\$33,900	\$54,250	\$81,360

*Call for additional information if household size is greater than seven(7).

*Moderate Category based upon available funds

It is a 10 year loan with deferred payments at 3% simple interest rate.

Loan will be FORGIVEN after 10 years of owner occupancy.

Loan repayment becomes due if borrower defaults on the first mortgage, or if the house is sold, refinanced, rented, leased, subleased, or ceases to be owner-occupied prior to the 10-year period.

\$50.00 non-refundable housing assistance fee due with the submission of documents.

IF NEW home, price may not exceed \$95,500.00

Existing home, price may not exceed \$90,000.00

HOUSING REHABILITATION

Limited funds are available to assist homeowners to repair homes to provide a safe and decent dwelling.

✎ Applicants must meet the income qualifications criteria as for the down payment assistance program (refer to chart).

✎ Property must be owner occupied.

✎ Maximum loan amount \$20,000.

✎ Repairs limited to items of work required to satisfy local building code and/or provide handicap access.

✎ Where there is an existing mortgage on the property, the rehabilitation loan will be subject to agreement of the lender.

✎ A deferred loan for 5 years.

✎ Loan repayment is due if property ceases to be owner-occupied or if sold or refinanced