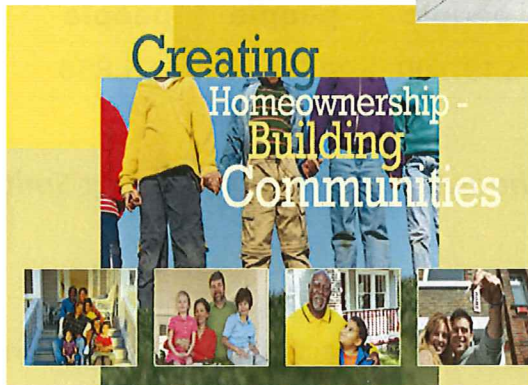


**Building a Brighter
Future**



**Through
Homeownership**



You may qualify to own a home like these –

Built by the Fort Smith Housing Authority.

1. Are you a first time home buyer? Or, if you have owned a home before, has it been more than three years ago?
2. How many people live in your home?
3. Does your income meet the requirements on the next page?
4. Are you creditworthy to obtain a home loan?

If you answered yes to the questions above, you may qualify for homeownership with down payment assistance. Contact Paul McCollom at 479- 782-4991 ext. 34 or 479-755-4663 (pmccollom@fortsmithha.com)

Frequently Asked Questions

Am I eligible to purchase a home from the Fort Smith Housing Authority?

We are required to sell our houses to buyers who can meet the low – median income guidelines. The Housing Authority also asks home buyers to attend the First Time Home Buyers one-day class put on by Crawford Sebastian Community Development. The primary lending institution of your choice qualifies the buyer for a loan; however, we can assist in providing banking institutions that currently work with our program.

What are the current low - median income limits for families in the Fort Smith area?

The number of people in the household determines the maximum amount of income a family can have and still qualify to purchase one of our Affordable Housing Program houses. Low – median income families must have enough income to qualify for the house they are interested in without going over the incomes listed below.

Affordable Housing Program							
80% Area Median Income Limits							
1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
\$29,650	\$33,850	\$38,100	\$42,300	\$45,700	\$49,100	\$52,500	\$55,850

Why are we required to have a second mortgage on the houses built through the Fort Smith Housing Authority?

You will need to obtain a primary mortgage (called home loan) from a lending institution for the sale price, and the Housing Authority takes the down payment assistance off the sale price. The down payment assistance is then secured by the Fort Smith Housing Authority along with the City of Fort Smith with a soft second mortgage. The second mortgage, a forgivable loan, will run the first 10 years and requires that you continue to occupy the home as your primary residence and follow the deed restrictions. A portion of the second mortgage is forgiven annually over the course of the loan.

Can I finance through the Fort Smith Housing Authority?

No, a perspective buyer will need to secure primary financing through any local lending institution of their choice.

Are house payments cheaper than rent?

In most of our sales they have been. Our buyers using current interest rates usually pay about \$450.00 to \$500.00 per month (including principal, interest, taxes and insurance) on a 3br, 2ba home with a sales price of \$85,000 for a 30-year loan. Interest rates vary depending on available bond money and credit scores.

City of Fort Smith, Arkansas
HOME Program Application
Housing for Sale

Applicant(s) information

Name: _____ **Social Security Number:** _____

Address: _____

_____ **Street Address** _____ **City,** _____ **State** _____ **Zip Code** _____
Phone Number: _____ **Age:** _____ **Hispanic** ____ **Yes** ____ **No**

Race: ____ **White** ____ **Black/African American** ____ **Asian** ____ **American Indian/Native Alaskan**
____ **Native Hawaiian/Other Pacific Islander** ____ **American Indian/Native Alaskan & White**
____ **Asian & White** ____ **African American & White** ____ **American Indian/Native Alaskan and**
Black/African American ____ **Other Multi-Racial**

Are you a legalized alien of the United States? ☐ Yes ☐ No

I, the applicant, do not work for the City of Fort Smith or _____ (name of Subrecipient/CHDO). Also, no member of my household and no person to whom I am related works for the City of Fort Smith or _____ (name of Subrecipient/CHDO). I understand my obligation of candor in disclosing any relationship with might create a conflict of interest in my receiving a benefit from the program for which I am applying because of my being related to any person who works for the City of Fort Smith or _____ (name of Subrecipient/CHDO)

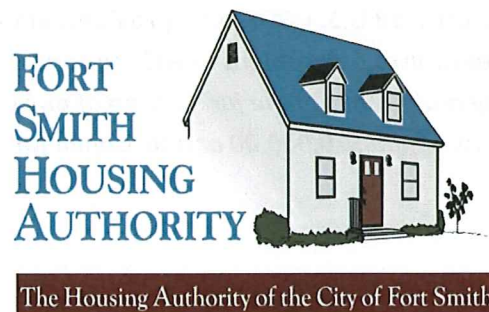
Number of persons in household: _____ **Head of Household:** **Male** _____ **Female** _____

Total amount of income for all persons living in the household: \$ _____

(This is the Adjust Gross income amount from IRS Form 1040 or verifiable income of people living in the household. Attach the most recent IRS Form 1040 to the application.)

Note: *The applicant(s) must provide a copy of their signed 1040 Tax return from each person living in the household.*

YOUR AGENCY CONTACT IS



Contact person: Paul McCollom
Address: 3408 North 6th Street, Fort Smith, AR 72904
Phone: (479) 250-5334
Email: pmccollom@fortsmithha.com

List all persons living in your household:

NAME	SOCIAL SECURITY #	AGE	RACE/GEND	RELATIONSHIP-TO APPLICANT

Please identify any person(s) in the household with a disability and list the disability: _____

I, _____, certify that I have read and completed the above application to the best of my knowledge. I understand that is approved for the purchase of a home, my family/I will occupy this property as our/my principal residence. I also understand that if approved certain Deed Restrictions will apply and be explained in detail to me prior to the property closing.

Applicant(s) signatures

Date

Witness: _____

WARNING: 18 U.S. CODE 1001 provides, *among other things* , that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statements or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000.00 or imprisoned for not more than five(5) years, or both.

INFORMATION NEEDED WITH AFFORDABLE HOUSING LOAN APPLICATION

WHAT BUYERS NEED TO ATTACH TO THIS APPLICATION:

- 1.) ☐ Proof of Income: i.e. Verification of Employment required, Paystubs for last 60 days, social security or pension letters if applicable. (Child Support, Award Letters, Etc.)
- 2.) ☐ Credit Report if available.
- 3.) ☐ Income Tax Returns (State & Federal) for past two years & W-2's.
- 4.) ☐ Bank Statements for last (6) months.
- 5.) ☐ Rent Verification Letter form Landlord
- 6.) ☐ Copies of Social Security Card for all adult (18) members of the household.
- 7.) ☐ Copy of State issued ID Cards or birth certificates for all household members.
- 8.) ☐ First time Homebuyer Certificate
- 9.) ☐ Proof of Current Residential Address (and Mailing Address if Different.)
- 10.) ☐ If a member of the household is 18 years or older and unemployed, we need a letter stating they don't receive any income, signed and dated along with their contact information.
- 11.) ☐ List of household expenses, (Monthly Budget) i.e. water bill, gas bill, electric bill, cable, telephone, credit cards, car payments, other loans of notes.

Approved buyers must be able to pay \$500.00 toward down payment if purchasing a home through the Affordable Housing Program.

Appointment Date and Time: _____

Counselor: _____

Location: _____

If you are unable to keep your appointment, please call 479-782-4991 Ext: 34

Homeownership Coordinator: Paul McCollom 479-755-HOME (4663)

pmccollom@fortsmithhousing.org

MONTHLY BUDGET

Client:

Date:

Expenses	Estimated Monthly
Mortgage/ Rent	
Car Payment	
Personal Loan(s)	
Credit Card	
Car Insurance	
Childcare/Daycare	
Tuition/lessons/health club	
Child Support Paid	
Cigarettes/liquor	
Church/Charity	
Cell-phone/Home Phone	
Tanning/Hair/Nails	
Utilities: Electric	
Gas	
Water	
Cable/Satellite/Internet	
Gas/Oil for vehicle	
Groceries	
Toiletries/laundry	
Entertainment	
Eating Out/Recreation	
Prescription Drugs/Medical	
Misc (clothing, pets, etc)	
Other	
TOTAL EXPENSES	

TOTAL INCOME \$ _____
-- TOTAL EXPENSES \$ _____
BALANCE SURPLUS (+) \$ _____
OR DEFICIT (-)

