



P L E A S E P O S T ! !

Good Neighbor Next Door Sales Program

Contact Donna Luh 681-2753

PURPOSE	To improve the quality of life in distressed urban communities.
OVERVIEW	<ul style="list-style-type: none"> Enables a full-time law enforcement officer, teacher, or firefighter/emergency medical technicians to purchase a specifically designated HUD-acquired home At a 50 percent discount from the list price; Property must be located in a revitalization area Successful bidder is selected by random lottery Offers must be submitted through real estate brokers
PURCHASER QUALIFICATIONS	<ul style="list-style-type: none"> Law enforcement officer Teacher Firefighter/emergency medical technician Good faith intent to remain in employment status for one year Earnest money Fulfill owner occupancy period No residential real property ownership for 1 year preceding offer submission date by either spouse No prior participation in program by either spouse. Only one spouse may purchase
LAW ENFORCEMENT OFFICER	<ul style="list-style-type: none"> Employed full-time by a law enforcement agency of the federal government, a state, unit of general local government, or an Indian tribal government; and In carrying out such full-time employment, the person is sworn to uphold, and make arrests for violations of, federal, state, tribal, county, township, or municipal laws.
TEACHERS	<ul style="list-style-type: none"> Employed as a full-time teacher by a state accredited public school or private school that provides direct services to students in grades pre-kindergarten through 12; and The public or private school where the person is employed as a teacher serves students from the area where the home is located in the normal course of business.
FIREFIGHTER/ EMERGENCY MEDICAL TECHNICIAN	<ul style="list-style-type: none"> employed full-time as a firefighter or emergency medical technician by a fire department or emergency medical services responder unit of the federal government, a state, unit of general local government, or an Indian tribal government serving the area where the home is located.
EARNEST MONEY	<ul style="list-style-type: none"> Required 1% of list price, but no less than \$500 and no more than \$2,000.
OWNER-OCCUPANCY TERM	<ul style="list-style-type: none"> 36 months Starts on 30, 90 or 180 days from closing according to property condition
INTERRUPTION OF O-O PERIOD	<ul style="list-style-type: none"> Permitted if the interruption is necessary to prevent hardship as determined by HUD Requires request in writing received 30 days or more from desired vacation date Agrees to resume occupancy
SPECIAL FHA FINANCING INCENTIVES	<ul style="list-style-type: none"> Finance all reasonable and customary closing costs Downpayment of \$100
FINANCING LIMITATIONS	<ul style="list-style-type: none"> Conventional financing may not exceed discounted sales price FHA financing limited to discounted sales price plus closing costs plus rehab costs if 203(b) or 203(k) used.
SUBORDINATE MORTGAGE	<ul style="list-style-type: none"> Required Must equal 50% of the list price 36 months term Self-amortizes monthly Pro rata balance due for non-compliance computed from month of violation
REFINANCING	<ul style="list-style-type: none"> Permitted with restrictions 95% LTV including balance of subordinate mortgage
REFINANCING PURPOSES	<ul style="list-style-type: none"> Will result in a lower annual percentage rate (APR) on the first mortgage; Will be undertaken pursuant to HUD's Section 203(k) Rehabilitation Loan Insurance Program in order to rehabilitate or repair the home; or Is necessary to prevent the law enforcement officer, teacher, or firefighter/emergency medical technician from defaulting on the first mortgage.
MULTI-UNIT PROPERTIES	<ul style="list-style-type: none"> No
POST-PURCHASE OBLIGATIONS	<ul style="list-style-type: none"> Continue to own, and live in as his/her sole residence, the home purchased through the GNND Sales Program; and Certify initially and once annually thereafter during and at the conclusion of the owner-occupancy term that s/he was at all times fully in compliance with paragraph (a) of this section.