



Buyer Driven Program 2022

Funding available first come first served

Limited funding is available through our Shared Equity Program to help qualified customers purchase a home from the open market. Buyers who use these funds will share their appreciation with future buyers, helping to keep the home permanently affordable.

Steps to Utilize the Buyer Driven Program

Step 1: Buyer Eligibility

To participate in this program, you must:

- ◇ Complete the **HomeBuyer Education Workshop** (within the last three years)
- ◇ Attend at least one **counseling appointment** (within the last six months)
- ◇ Be deemed “mortgage ready” by your CHT HomeOwnership Counselor
- ◇ Attend a **Shared Equity Program Informational Meeting** (within the last year)
- ◇ Complete a CHT **Shared Equity application** and be certified as income and asset eligible.
- ◇ Submit a copy of current **preapproval** letter from a lender on our list (within the last 60 days)
- ◇ Be able to pay closing costs, which can range from \$8,000-10,000, (**3,000 minimum** of your own personal savings is required). This estimate includes a \$1,200 transaction fee to CHT

*** Once you have completed the above steps, contact CHT and we will provide you with a Buyer Driven Pre-Approval Letter.**

Step 2: Property Eligibility

Search for a home that fits the program criteria. Using this program in the current real estate market will be challenging. We strongly recommend working with a local real estate agent. Any commission fee must be paid by either the seller of the property, or you as a buyer. **CHT staff is not able to help buyers negotiate with sellers or pay a commission fee to a real estate agent.**

Purchase Price Limit:

\$280,000. This is the maximum price you could pay the seller for the home.

Maximum CHT Investment:

\$80,000 or 35% of the purchase price of the property, whichever is less.

Home Type and Location:

- ◇ **Single Family Homes:** Chittenden County OR Fairfax, Georgia, St. Albans, Swanton, South Hero, and Grand Isle
- ◇ **Condos:** Chittenden County
- ◇ **Not Allowed:** manufactured homes, multi-unit homes, foreclosures, or senior-restricted housing.

Quality:

Home must not show any imminent major system failures or substantial defects, determined by:

- ◇ A home inspection with a written inspection report from a qualified inspector
- ◇ A septic inspection and water quality test (if septic and water systems are private)

Future Marketability:

CHT must approve the future marketability of the home, including, but not limited to, location, price, size, layout, and general condition.

Homeowner's Association:

If the property is part of an HOA, a thorough review of the HOA will be completed to determine eligibility.

Value:

CHT must review the bank's appraisal at least 10 days prior to closing. The appraised value must meet or exceed the purchase price.

Approval:

Our funders (the Vermont Housing and Conservation Board), must approve all details of the purchase, including, but not limited to, your financing terms, your debt to income ratios, the home inspection and appraisal.

Step 3: Check Availability of Funding Before Making an Offer

Because funds are limited, it is important that you 1.) check on the availability of funds before signing a contract to buy a home and 2.) include contingencies in your contract that will allow you to exit the contract and keep your deposit if CHT is unable to invest in the home.

Essential information for drawing up a contract:

- ◇ You will give the seller a deposit (also called "earnest money"). DO NOT write a check directly to the seller. Ask the seller who his/her attorney is, and make the check out to that attorney's trust account or to a realtor's trust account
- ◇ Be sure to include the following contingencies
 1. The purchase is dependent upon you obtaining financing with reasonable terms
 2. The purchase is dependent upon a home inspection satisfactory to the buyer
 3. The property must appraise at or above the purchase price specified in the contract
 4. The purchase is subject to participation by Champlain Housing Trust

***Set a closing date at least eight (8) weeks from the day the contract is signed.**

Step 4: Reserve Your Funding

Immediately send the signed and accepted contract to Chelsea at CHT. CHT will review the contract and reserve the investment. After the proper inspections and financing are approved, you will get a final confirmation of acceptance.

**For questions contact us at: 802-861-7373 or buyahome@getahome.org
www.getahome.org/buyerdriven**