

Program Details

- Funds are available on a first-come, first-served basis, until funding is depleted. Upon application approval, you will receive a Notice of Approval of Assistance award letter that is good for 120 days to allow for you to complete the home buying process.
- The assistance is given in the form of a forgivable 5-year zero interest "soft second" loan with no monthly payments. You will sign a Grant Note and Deed of Trust to secure the funding. If you remain in the home, the loan is forgiven in full at the end of the 5-year compliance period. However, if the home is sold, rented, or no longer utilized as your primary residence during the 5-year compliance period, the funds must be repaid for non-compliance.



Income Eligibility Chart

Campbell	1 person	\$31,600
Cocke	2 persons	\$36,100
Claiborne	3 persons	\$40,600
Grainger	4 persons	\$45,100
Morgan		
Sevier		
Scott		
Hamblen	1 person	\$32,550
Jefferson	2 persons	\$37,200
	3 persons	\$41,850
	4 persons	\$46,500
Union	1 person	\$40,900
Blount	2 persons	\$46,750
	3 persons	\$52,600
	4 persons	\$58,400
Greene	1 person	\$31,200
	2 persons	\$36,800
	3 persons	\$41,400
	4 persons	\$45,000

Get started today!

Download an application at www.tcac1.org or request an emailed application - contact: michelle@tcac1.org

This program is a service provided by

Tennessee's Community Assistance Corporation

740 East Main Street
Morristown, TN 37814

For more information, contact:

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Homeownership Program Manager
Phone: (423) 586-7636 Ext 306
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E-mail: michelle@tcac1.org



Dreaming of Home Ownership???



If you are interested in.....

Cocke	Claiborne	Campbell
Grainger	Hamblen	Morgan
Jefferson	Union	Sevier
Scott	Greene	Blount

.....we may be able to help!

Homeownership Assistance Program

Funds are available to help qualified first-time homebuyers towards purchasing their home — you may be eligible to receive \$1,000—\$14,999 as needed to qualify for and secure affordable mortgage financing! Funds can be used for closing costs, principal reduction, or down payment. Read more to learn about program requirements and determining eligibility.



How do you qualify?

- Your total household income based on family size is below the maximum amounts listed in the chart included in this brochure, for the county in which the property is located
- Submit a completed application with attached verification of income
- Be a first time homebuyer (or not have owned a home within the past 3 years)
- Attend an approved homebuyer education course (5-8 hours)
- Must live in the purchased home as their primary residence for the 5-year program compliance period

Choosing an eligible home

- The home must be located within one of the 12 eligible counties (Cocke, Campbell, Claiborne, Grainger, Hamblen, Jefferson, Morgan, Sevier, Scott, Greene, Blount or Union)
- The home must pass a home inspection (performed by independent FHA inspector or equivalent)
- If the home was constructed prior to 1978, it must also pass a lead-based paint visual inspection; there must be no deteriorated paint (i.e. chipping, cracking, chalking, peeling, etc) in the dwelling at the time of the visual inspection.
- Must be single-family housing (includes single family home, duplex, condominium, townhouse, and manufactured home affixed to permanent foundation)
- Property must either be vacant or occupied by the current owner (no rental units)



Next steps

- Lender's mortgage must be fixed interest rate and currently cannot exceed the interest rate of the THDA Great Choice loan by more than 1%
- Your mortgage affordability ratios cannot exceed 29% housing debt and 41% total debt of household income



- Your mortgage must be fully amortized during the term of the loan and cannot contain a pre-payment penalty
- Homebuyer must make a contribution from their own funds equal to 1% of purchase price of the property (this can include funds paid for down payment, appraisal, inspections, home insurance premium, etc.)
- Your purchased home must be insured for its value at all times during the 5-year compliance period.
- Appraisal value must not exceed the published HUD HOME limits (currently Union - \$190,000; Jefferson/Cocke/Grainger/Campbell/Greene/Scott/Morgan/Claiborne & Hamblen - \$170,000; Sevier - \$235,000; \$208,000 Blount NEW Construction limit is \$243,000)