

1. What is FTHB program?

The County of San Luis Obispo First Time Home Buyer (FTHB) program provides deferred second loans to assist qualified low-income homebuyers with purchase, down payment, and closing costs.

2. Which type of properties are eligible?

The FTHB second loan is used to purchase single family houses, condos, townhomes, and manufactured homes that are permanently fixed to a permanent foundation.

3. Where can I purchase my home using FTHB loans?

Using First Time Homebuyer program loans, you can purchase properties located within the County of San Luis Obispo except for the cities of Pismo Beach and Morro Bay.

4. What is the maximum loan amount?

Maximum loan amount is \$55,000 while the homebuyer must contribute at least 30% of gross income towards monthly housing expenses.



Brought to you by
the County of San Luis Obispo

The County of San Luis Obispo

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*Home Ownership:
Within Your Reach*

Qualifications

- Your household gross income is less than or equal to 80% of the County's median annual income.
- You have not owned a principal residence for the past 3 years.
- You qualify for a first loan.

Loan Terms

- **Interest Rate:** 3% simple non compounding fixed interest rate
- **Homeowner Contribution:** 3% down (if an FHA loan, 3.5% down)
- **Loan Term:** 50-year note
- **Payment Type:** Start payment after 20 years or when the house is sold, transferred, or refinanced.

Income Chart

Homebuyers' annual income shall not be more than 80% of the area median income, as determined by HUD, adjusted for family size. In addition, assets shall not exceed these income limits.

Maximum Annual Household Income Adjusted for Family Size Effective May 31, 2011	
Household Size	Maximum Annual Income
1	\$41,650
2	\$47,600
3	\$53,550
4	\$59,500
5	\$64,300
6	\$69,050
7	\$73,800
8	\$78,550

Application Process

1. Application fee is a non-refundable \$150 payable to the Housing Authority of San Luis Obispo.
2. Contact an approved lender to determine eligibility.
3. Once you are pre-qualified, locate a house to purchase.
4. Once your purchase offer is accepted and escrow begins, your lender will assist you to complete the application forms for the FTHB loan program.
5. During escrow your lender will process your loan application for the first loan and FTHB second loan.
6. We will process your application within 45 days to close escrow.
7. When escrow closes, you will become a homeowner and will be responsible for monthly payments on your first loan.