



Quick Guide to the Homebuyer Choice Program

Find out more about Community Land Trust homeownership at www.houstonclt.org/whats-a-clt



How do I qualify?

- ✓ Have a gross household income at or below **80% AMI** (see the chart).
- ✓ Be able to put down at least \$350 out-of-pocket.
- ✓ Maintain at least \$1,000 in savings for use after closing.
- ✓ Attend an HCLT Orientation Session.
- ✓ Attend an 8-hour HUD certified homebuyer education course.

Household Size	80% AMI
1	\$44,350
2	\$50,700
3	\$57,050
4	\$63,350
5	\$68,450
6	\$73,500

2021 income limits.

Be able to obtain an affordable, fixed-rate mortgage from one of our approved lenders. See approved lenders at www.houstonclt.org.

Mortgage financing must meet our debt-to-income ratio limits:

33% front-end ratio limit

45% back-end ratio limit



Are you qualified and ready to buy a home?

Submit your application online at www.houstonclt.org/apply-now.

Contribute at least...

\$70,000

toward your home purchase

... and receive financial assistance from the Homebuyer Choice Program to cover a portion of the home's price. *See reverse for details.*

In exchange for financial assistance, homebuyers agree to keep the resale price of their home affordable to future income-qualified buyers by placing the land beneath their home into the **Houston Community Land Trust**.

What kind of home can I buy?

QUALITY

- ✓ All systems in good condition with no need for substantial repairs within the first 5 years.
- ✓ Passes both a TREC home inspection and a City of Houston quality inspection.
- ✓ Insurable with a regular homeowner's insurance policy.

LOCATION

- ✓ Located within incorporated City of Houston and Harris County. Pays property taxes to the City of Houston and Harris County.

FLOOD HAZARD

- ✓ Not within a 100-year flood zone.
- ✓ Not within a 500-year flood zone unless it is compliant with current flood ordinances and the homeowner buys flood insurance.

TYPE

- ✓ Single-family home or townhome.
- ✓ No coops, condos or manufactured homes.



How does the Homebuyer Choice Program make my home purchase more affordable?

Wondering whether Community Land Trust homeownership is right for you?
Read about it at www.houstonclt.org/whats-a-clt.

The homebuyer brings at least...



\$70,000

in financing and/or personal savings to their purchase

... while ensuring that their mortgage payments will be affordable to them based on their monthly household income.

Remember...

The homebuyer's monthly housing payments should be affordable...

33% front-end ratio limit

45% back-end ratio limit

The homebuyer can receive financial assistance up to...



\$150,000

for a home zoned to an A- or B-rated school

- or -

\$100,000

for a home in other areas of Houston, Texas

See the school zone map at www.houstonclt.org.

Toward the purchase of a qualifying home.

The home must meet the Program's price, location, type and quality requirements.

The financial assistance can be used to help cover the home's purchase price and the buyer's reasonable closing costs.

The homebuyer puts the land beneath their home into the Houston Community Land Trust at closing.



What is Community Land Trust homeownership?

When the homebuyer puts the land beneath their home into the land trust, they receive the exclusive right to use and occupy that land under a renewable 99-year Ground Lease.

In the Ground Lease, the homeowner agrees that they will use the home as their primary residence. **If they sell the home, they agree**

to sell it to an income-qualified buyer at an agreed-upon, affordable price.

Being a "Community Land Trust homeowner" means joining a community of people who are committed to protecting the affordability of their homes for future generations.

