



HELP for homebuyers

HOW it helps

Buying a house in this market is tough and saving for a down payment is a major obstacle. HELP is designed to provide down payment assistance of up to 10% of the purchase price of a house up to \$800,000. So if you're looking to buy a home in the Bay Area and have trouble making that big down payment, HELP may be for you!

WHAT you need to know

A HELP loan is a thirty year deferred loan, plus a share of the home's appreciation that matches what you borrow - so if you borrow 10% of your future home's value Housing Trust's share of the appreciation is only 10% and the rest of the equity that builds up in your home over time is yours! Because the loan is a shared appreciation loan, no monthly payments of any kind are required. Payment is deferred until your loan reaches its maturity date, you decide to sell your home, or you refinance your mortgage.

For more information visit
www.housingtrustsv.org/help

Contact us:
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STEP 1

Intake

Complete an intake form and submit it to Housing Trust staff for pre-screening

STEP 2

Find a Lender

Contact an approved lender for pre-approval. Housing Trust works with all approved lenders

STEP 3

Application

With lender pre-approval, complete a Program Eligibility Application and contact staff for an appointment

YOU Can Qualify for HELP If...

- ▶ You are a first-time homebuyer buying a primary residence in Santa Clara County or the cities of Menlo Park or East Palo Alto
- ▶ You have pre-approval from an approved lender (done prior to submitting application) and your household income is within the designated limits
- ▶ You have completed a HUD-certified 8 Hour Homebuyer Education class through the designated agency

Maximum Gross Household Income by Household Size (2019)

Household Size	1	2	3	4	5	6	7	8
Income Limit	\$128,800	\$147,140	\$165,550	\$183,960	\$198,660	\$213,360	\$228,130	\$242,830



The Housing Trust is leading the effort to create a strong affordable housing market in the greater Bay Area

