



This home is ONLY AVAILABLE to 80% AMI (Limited Income) Buyers!

Synopsis of Program(s)

- The City of Fort Worth provides up to \$25,000 down payment assistance with the purchase of this home - to **qualified** homebuyers with household **income that does not exceed 80% of the area median income (see chart below)**. Down payment assistance is provided in the form of a forgivable loan. The loan is 0% interest and is payable only if Buyers sell, refinance with cash-out, or lease the home during the affordability period of up to 10 years.
- For a Synopsis of the **Community Land Trust** (with ground lease and resale formula) **see attachment in MLS transaction desk**

Synopsis of Requirements and 80% AMI CHART

Qualified Buyers will complete a full application and provide detailed supporting documentation. That application and process will determine the final amount of assistance the Buyer is eligible to receive.

FIRST! The following minimum criteria must be met and confirmed by the **Seller** and a **Community Land Trust Lender**

- Must not have owned a home in the last 3 years
- **Ratios:** usually front 35% max, back 45% max for 620 credit or higher
- **Income Max:** per chart below, which represents 80% of AMI

**** To meet required front/back-end debt ratios, purchasing this home will require income of a Household of 2 or more****

Buyers must include ALL income for household members age 18+ INCLUDING any bonus/overtime income. NOTE: the "household size" includes ALL residents (whether working or not, whether on the loan or not)!

EXAMPLE: Household with 2 working adults over age 18...with 2 children under age 18. This is a household of 4 – so the 2 working adults must have total gross income at or less than \$85,350, even if only 1 adult is on the loan.

Effective June 1, 2025

Household Size / Max Income

2	68,300
3	76,850
4	85,350
5	92,200
6	99,050

Approval and Lenders: call Ebby Listing Agent Natalie Winchester 817.304.8728 for next steps and introductions

About the Seller: Housing Channel is a certified 501(c)(3) nonprofit organization with Community Housing Development Organization (CHDO) status to address revitalization needs in targeted areas of the City, County. HC strengthens these low-moderate micro-markets by building modern, functional, amenity-rich, yet attainable residential construction. Then sells *only* to eligible non-investor Buyers, creating opportunity in a competitive marketplace and wealth via Home Ownership.