

#### MAYOR & COMMISSION

- Alex G. Fekete, Mayor
- William B. Armstrong, Vice Mayor
- Ben Fiorendino
- Susan B. Katz
- Frank C. Ortis

#### CITY MANAGER

- Charles F. Dodge

Community Redevelopment  
Associates of Florida, Inc.,  
Program Administrator

Funding for this is made possible through the State Housing Initiatives Partnership Program (SHIP) and Community Development Block Grant Program (CDBG)

For more information call:  
Community Redevelopment  
Associates of Florida, Inc. (954)  
431-7866

*Note: It is unlawful to discriminate on the basis of race, creed, color, religion, age, sex, familial status, national origin or handicap*



## City of Pembroke Pines

Rehabilitation  
Program

Purchase  
Assistance  
Program  
for 1st Time  
Homebuyers



An Excellent Opportunity  
to Own Your Own Home

## PURCHASE ASSISTANCE PROGRAM



The Purchase Assistance Program is designed to provide down payment and closing cost assistance for new or existing eligible homes.

*The program does not reimburse for purchases made before program approval*

### WHO QUALIFIES?

- If you have not owned a home, in whole or in part within the last 3 years.
- Have reasonably good credit.
- Meet the Program/Current FHFC & HUD income guidelines

### PROGRAM BENEFITS:

- 3 % down payment.
- Below market interest rates.
- Fixed rate term of 30 years.
- Repairable credit issues considered.
- Liberal qualifying ratios.

### ELIGIBLE PROPERTIES

#### FOR PURCHASE:

- Single Family Home
- Townhome
- Condominium
- Villa

## PROGRAM REQUIREMENTS

- Property must be located within the City of Pembroke Pines
- Maximum sales price
  - a. \$160,000 (new homes)
  - b. \$127,504 (existing homes)
- Income limitations apply (see insert)
- Must be able to verify cash to close/ income and assets.
- 2 years of continuous employment
- This property must be primary residence.
- All applicants must attend a Homebuyers and TIPS workshop.
- Applicants required to sign a Recapture Document.

## REQUIRED DOCUMENTATION FOR INCOME CERTIFICATION

- Three (3) most recent pay stubs or income verification.
- Last six (6) months bank statements.
- Tax returns and W-2's for the past two (2) years.
- Statement of household size (number of people in household)
- Money order for \$35.00 - (for Credit Report)
- General application and form - (completed, signed and dated)
- Terms of participating in program.
- Disclosures
- Lender may require additional documentation.
- Divorce, Alimony, Child Support Documents



**S.H.I.P.**  
**State Housing Initiatives**  
**Partnership Program**  
**Income Chart**  
(see Insert)