Fairfax County

July 2010
A Fairfax County, Va., publication

First-Time Homebuyers Program

Homeownership Opportunities

- New and resale townhomes and condominiums in Fairfax County
- Current home prices range from $78,000 to $170,000
- Programs offering below- market mortgages and down-payment may be combined with this program

(Restrictive covenants apply; more information is on the back page)

Homeownership opportunities for moderate-income families purchasing in Fairfax County

Eligible Applicants

- First-time homebuyers — individuals who have not owned a home in three years
- Households with at least $25,000 in income and not more than the income limits
- People with conditional lender approval
- Individuals aged 55 or older may qualify for special criteria or offerings

Income Limits

Updated July 2010; subject to annual adjustments www.fairfaxcounty.gov/homebuyer has current limits

Household Size	Maximum Income *Updated July 2010*
1 Person	$ 50,700
2 People	$ 57,950
3 People	$ 65,200
4 People	$ 72,450
5 People	$ 78,250
6 People	$ 84,050
7 People	$ 89,850
8 People	$ 95,650

Follow These Steps

1. Attend a program orientation
2. Attend a certified homeownership class
3. Meet with a lender to obtain conditional loan approval
4. Attend an application session
5. Recertify annually

Visit our Web site to learn more: www.fairfaxcounty.gov/homebuyer

How Homeowners Are Selected

- Potential purchasers who follow all of the steps receive an eligibility certificate to participate in the selection process
- Households must have the appropriate family size and the pre-approval amount to purchase in a particular offering
- Preference points are awarded to those who:
  - Live or work in Fairfax County
  - Have at least one child under the age of 18
  - Have uninterrupted program participation for up to three years
- When the home includes accessible features, accessibility priority is given to those who have a disability requiring the home's features

Take the first step toward owning a home for you and your family.

Affordable Homes • Homeownership Resource Center
Financing Assistance • Homebuyer Education

Homeownership Program
Fairfax County Department of Housing and Community Development
3700 Pender Drive, Suite 100
Fairfax, Virginia 22030-6039

Homeownership Resource Center
Customer Service Hours
Wednesday: 1:00 p.m. to 4:00 p.m.
All Other Weekdays: 9:00 a.m. to 4:00 p.m.

FAIRFAX COUNTY FIRST-TIME HOMEBUYERS PROGRAM

Contact us at: 703-246-5087 | TTY 703-385-3578 | FTHBhomeownership@fairfaxcounty.gov
www.fairfaxcounty.gov/homebuyer

Restrictive Covenants You Must Follow

- Occupy the home; no renting is allowed
- Refinance at or below the controlled resale price
- Sell your home at a controlled price through the First-Time Homebuyers Program to certified program applicants during the 30-year control period
- Split the profit with the Fairfax County Housing Trust Fund, if you sell your home after the 30-year initial control period

Owners are responsible for all home maintenance, home improvements and compliance with homeowner or condominium rules and regulations. For new homes, the builder is responsible for all warranty items.

First-Time Homebuyer units are provided under provisions of Fairfax County's Affordable Dwelling Unit Ordinance. Based on provisions of the ordinance, the Fairfax County Redevelopment and Housing Authority has the right to purchase up to one-third of affordable units offered by the developer. These units are then rented by the FCRHA to qualified households.

3700 Pender Drive, Suite 100
Fairfax, Virginia 22030-6039

Fairfax County is committed to nondiscrimination on the basis of disability in all County programs, services and activities.
Special accommodations will be provided upon request. Please allow seven working days for preparation of materials.
For information call
703-246-5101 or TTY 703-385-3578

EQUAL HOUSING OPPORTUNITY