



Want a home of your own, but can't meet the down payment and closing costs?

The City of Joliet, in association with a number of Illinois communities, offer a two-pronged approach to assist homebuyers: The Assist program provides families with funds to pay all or most of their closing costs and down payment and the mortgage credit certificate ("MCC") program reduces the homebuyer's ongoing cost of borrowing.

What is Assist?

Assist is a program that offers individuals and families with a FHA/VA/RD, 30-year, fixed-rate mortgage and offers a full 3.00% cash grant on the amount borrowed on a mortgage to qualified home buyers for homes in Joliet. The cash assistance may be used to offset some or all of the home loan's down payment and closing costs. Assist minimizes the amount of money you need on hand to purchase your home.



What are Mortgage Credit Certificates?

MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers. MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year. MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan.

| | Without MCC | With MCC |
|---|-------------|-----------|
| Mortgage Amount | \$100,000 | \$100,000 |
| Mortgage Interest Rate | 5.00% | 5.00% |
| Monthly Mortgage Payment (first year interest = \$4,966.49) | \$536.82 | \$536.82 |
| MCC Rate | N/A | 25% |
| Monthly Credit Amount (First Year Average) (25% of \$4,966.49 is first year credit) | N/A | \$103.47 |
| "Effective" Monthly Mortgage Payment | \$536.82 | \$433.35 |

What Type of Home Can I Buy And How Much Can I Spend?

Homes that meet the program guidelines are new or existing, owner-occupied, single family homes, town homes and condominiums. Purchase Price and Income Limits are as follows:

| | | |
|-------------------------------|-----------------------|------------------|
| Purchase Price Limits: | \$378,461 | |
| Income Limits: | <u>1 or 2 persons</u> | <u>3 or more</u> |
| | \$90,960 | \$106,120 |

How Do I Sign Up?

1. Contact any of the Joliet-area participating lenders set out below.
2. Meet the program guidelines and qualify for the new home.
3. Close on your purchase and enjoy your new home.

Participating Lenders:

| | | | |
|-----------------------------------|---|--|---|
| Bridgeview Bank (630) 432-6465 | Compass Mortgage (630) 821-3541 | 1 st Advantage Mortgage (630) 376-0511 | 1 st Centennial Mortgage (630) 806-2112 |
| Wells Fargo (815) 603-9123 | Allied First Bank (630) 554-8899 x6120 | Standard Bank & Trust (708) 577-3202 | Mortgage Services III (815) 768-3032 |