NeighborWorks® GREAT FALLS

509 First Avenue South, Great Falls, MT 59401 – (406) 761.5861 – www.nwgf.org

Owners in Partnership to Purchase NeighborWorks Great Falls New Homes and Rehabilitations

Eligibility	• Borrowers' household income must be at or below 80% of the HUD median income guidelines adjusted for household size in Cascade County • Borrower must qualify for a 1st mortgage (FHA/VA/CONV/RD) through a participating lender, consider MBOH set a-set 1st mortgage for rate • Borrowers are required to complete a NeighborWorks approved Homebuyer Education class prior to loan closing as well as a one/one counseling session with a NeighborWorks Certified Housing Counselor • First time homebuyer (has not owned a home in the last 3 years) OR single parent with dependent children OR have a disabled family member • Deferred second mortgage funds on NWGF homes • Individuals selling a home to purchase our home will not be able to use OIP funds
Program Summary	• NeighborWorks Great Falls sells new homes, high school homes, and homes with major rehabilitation • Some homes may include SHOP financing which requires "sweat equity" to be performed. Generally, work is painting and landscaping. This financing is part of the total subsidy. • Earnest money of at least $500.00 is required.
Loan Amount	• Average loan amount could go up to $50,000 as needed.
Term	• 30-year
Interest Rate	• 0% deferred
Ratios	• Housing ratio 28-32% - Debt to income less than or equal to 41% • ***Loan packages outside of the DTI ratio of 41% cannot be approved. Compensating factors will not be used.***
Loan to Value	• CLTV 105%
Borrower Investment	• Borrowers are required to contribute a minimum of $1,000 of their own funds • Gift funds and HomeStart funds are acceptable sources of borrower funds • For FHA 1st mortgages, borrowers are required to invest the 3.5% down payment with their own funds.
Asset Limit	• Total household liquid assets cannot exceed $15,000.00 and total household assets cannot exceed $100,000.00
Other	• A housing quality inspection must be conducted on each property (HQS) • Property cannot have been rented in the 90 days before the purchase/sale agreement. • Property built prior to 1978, that has peeling, or chipping paint identified on the HQS Inspection or appraisal, is ineligible for this program • Any repair requirements must be completed prior to closing. • Manufactured homes on a permanent foundation (FHA foundation requirements apply) larger than a single-wide and built after July 1976
Security	• Secured by a Deed of Trust • NWGF to be in 2Nd lien position • Mortgage is not assumable
Payments	• The note becomes due and payable upon maturity, or if any of the following occurs prior to the maturity date: 1.) No longer of use as borrower(s) sole residence; 2.) The sale, lease, rental or transfer of the property; 3.) Death of borrower(s); 4.) Upon refinance of the 1st mortgage (unless NW agrees to subordinate); 5.) Upon repayment of 1st mortgage.

Updated 9.18.2025