

PROGRAM OBJECTIVE

The Homeowner Rehabilitation Loan Program provides low to moderate income individuals and families residing in single-family and owner-occupied duplexes with financial and related technical assistance for the rehabilitation of their property.

PROGRAM BENEFITS

The Program offers the opportunity to protect the investment you have in your house by providing rehabilitation loan funds at no interest and no monthly payments. The rehabilitation of your property also extends the life of the home and provides an increased pride in ownership.

LOAN QUALIFICATIONS

In order to qualify for a loan, you must meet the following requirements:

1. You must be a resident of the City of Appleton.
2. The property must be an owner-occupied single-family residence or owner-occupied duplex and you must reside at the premises for at least 90 days prior to application.
3. Your home must be physically and financially able to be rehabilitated.
4. Please see **Gross Income and Personal Assets** for additional requirements.

LOAN REPAYMENT

The loan amount is placed as a lien against your property and recorded with the Register of Deeds. It is repaid in full (no interest) at the time you sell, lease or vacate your home. If the home is transferred to a surviving spouse, the loan does not have to be repaid at that time.

ELIGIBLE PROPERTY IMPROVEMENTS

When the loan application form is completed, you have the opportunity to list the home improvements you would like to see done and discuss them with the Housing Coordinator. However, Federal and City regulations require that all items not meeting code, as identified during the property inspection, must be rehabilitated as part of the loan funds. Home improvement work will be prioritized with the most important first. Based on the eligible amount of the loan, it is possible that not all the work needed will be done. **Funds cannot be used for new construction, acquisition of land, or purely cosmetic items.**

Priority will be given to the following work:

- Roofing
- Foundation (structural issues)
- Electrical
- Plumbing
- Heating
- Windows
- Doors
- Insulation
- Siding

GROSS INCOME LIMITS /PERSONAL ASSETS

In order to qualify for a loan, you must meet the Gross Income Limits set by the U.S. Department of Housing and Urban Development. **Gross Income is defined** as the total dollar value of all income earned before deductions.

Types of Income Verification:

- Any job held within the past 12 months
- Pension
- Social Security
- Unemployment
- Child Support
- Maintenance Payments from a divorced spouse
- Disability Payments
- Any other income

CURRENT GROSS INCOME LIMITS

5-14-10

FAMILY SIZE GROSS INCOME

1	\$ 39,950
2	45,650
3	51,350
4	57,050
5	61,650
6	66,200
7	70,750
8	75,350

PERSONAL ASSET LIMIT

Program regulations limit the amount of personal assets you may possess to \$50,000.

Assets include:

- Cash, checking, savings accounts
- Stocks, bonds, mutual funds, money markets and certificates of deposit (CD's)
- Equity in real property (other than the home to be rehabilitated):
 - Second home/cottage
 - Life Estate from parents
 - Land

LOAN AMOUNT DETERMINATION

To determine the loan amount the property owner can qualify for, the Housing Coordinator identifies the amount of equity presently in the property. The maximum loan amount will be the least of:

- \$25,000*, or
- The actual cost of the rehabilitation work, or
- An amount, which when added to the amount you owe on the property, does not exceed 100 percent of its current value

HOW DOES THIS PROGRAM BENEFIT ME?

It offers you the opportunity to protect the investment in your home by providing you with rehabilitation loan funds at no interest and with no monthly payments.

HOW DO I APPLY?

For more information, you may contact:

City of Appleton
Community Development Department
100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

(920) 832-6468
8:00 A.M. – 4:30 P.M.
Monday through Friday



Equal Housing
Opportunity



CITY OF APPLETON HOMEOWNER REHABILITATION

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.