

# Town of Enfield

## First Time Homebuyer Loan Program



The Office of Community Development is excited to release an updated First Time Homebuyer (FTHB) program that is funded by a Community Development Block Grant. This FTHB program is offered to encourage home ownership in town and residents may be eligible for a zero-interest deferred loan or even a forgivable loan if purchasing a home within the Thompsonville Area.

### Eligibility:

- ✓ The Applicant is a first-time homebuyer and the mortgage will not exceed the sales price limit of \$250,000.
- ✓ The property must be the primary residence of the Applicant(s) for the duration of the loan.
- ✓ The property to be purchased must be a single-family house, condominium, or a two- to four-family structure.
- ✓ The Applicant receives a certificate of participation from an approved homebuyer-counseling program.
- ✓ Total household income must not exceed the federal income limits for Community Development Block Grants. Such income limits are updated annually by the U.S. Department of Housing and Urban Development (“HUD”). Current income limits (2019) for Hartford County are as follows:

# of People in Household:	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
80% of Median - Low Income	\$ 52,850	\$ 60,400	\$ 67,950	\$ 75,500	\$ 81,550	\$ 87,600	\$ 93,650	\$ 99,700

Please visit the Town Website\* for the complete First Time Homebuyer Loan Program Guidelines & Application or contact one of our trusted lending institutions below for more information.

Berkshire Bank	Morgan Kleckner	860-460-6327	<a href="mailto:mkleckner@berkshirebank.com">mkleckner@berkshirebank.com</a>
First World Mortgage	Oguz Kuruca	860-970-1870	<a href="mailto:okuruca@firstworld.com">okuruca@firstworld.com</a>
Guaranteed Rate Affinity	Maureen Elkins	860-500-4851	<a href="mailto:Maureen.Elkins@grarate.com">Maureen.Elkins@grarate.com</a>
Westfield Bank	Daniel Danillowicz	860-305-7487	<a href="mailto:ddanillowicz@westfieldbank.com">ddanillowicz@westfieldbank.com</a>

\*Town Website address is <http://www.enfield-ct.gov/1248/CDBG-Loan-Programs>