

# **Assist 2010** Homebuyer Assistance

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Affordable home ownership for families

## **Program Outline**

An innovative program sponsored by communities throughout the state that offers families the opportunity to buy their own home. The home buyer assistance feature of the *Assist* program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little available capital to buy their first home.



### Overview

- Communities join together and issue tax-exempt single family bonds
- Home rule communities contribute private activity bond volume cap
- Non-home rule communities apply for volume cap from the State
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

### Description of Bond Issue

- Tax-exempt bonds are issued using the combined volume cap of the communities or taxable securities are sold when market conditions warrant
- The bonds and securities are sold at a premium, a price greater than their face amount
- Proceeds of the bonds and securities are used to make the home loans and fund the assistance
- The premium supplies the extra funds to provide home buyer assistance
- The bonds and securities are not a debt of the municipalities or paid from any participating communities funds
- The City of Aurora acts as issuer on behalf of all the communities
- The bonds and securities are secured by loans on homes purchased with **Assist**

### Loan Description

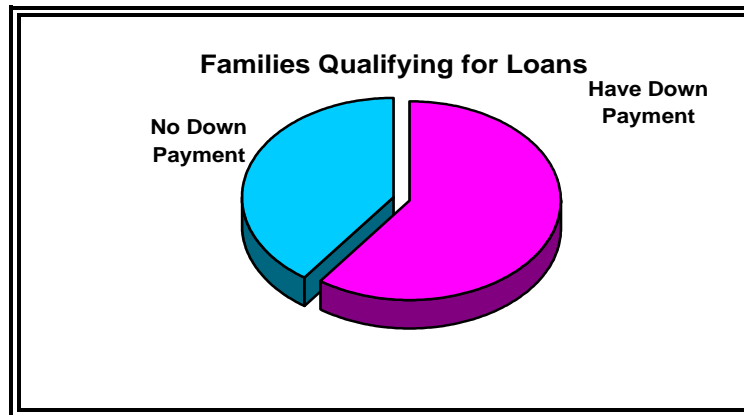
- 30 year fixed rate loans
- FHA/VA loans available
- **Assist** pays 3% cash assistance to qualifying home buyers to fund closing costs and down payment assistance
- Loans are funded with proceeds of the bonds
- Loan interest rate determined at bond closing
- Loan interest rate below conventional loan rates as of bond closing

## Qualifying Homebuyers

- First time home buyers (not owned residence in three years)
- Will occupy the home as their residence
- Meet income guidelines
- Meet purchase price guidelines

## Advantages

- Provides additional home ownership opportunities in each Community
- Home ownership provides added stability in a community
- Serves the 40% of potential home buyers who qualify for loans but lack funds
- Strategic alliance with lenders throughout the state
- Customized marketing in each municipality
- No out-of-pocket expense to any community to participate



## Program Details

<b>Total Home Buyer Assistance:</b>	<b>4.75%</b>
Closing Costs and Down Payment:	3.00%
Origination Fee:	1.75%

**Bond Counsel:** Chapman & Cutler

**Mortgage Servicer:** Bank Of America

**STATE OF ILLINOIS  
PURCHASE PRICE AND INCOME LIMITS  
SINGLE FAMILY PROGRAMS**

**NON-TARGETED AREAS**

COUNTY NAME	INCOME LIMITS		PURCHASE PRICE LIMITS	
	1 or 2 People	3 or More People	New Homes	Existing Homes
BOONE	\$69,400	\$79,810	\$323,780	\$323,780
COOK	\$74,900	\$86,135	\$349,020	\$349,020
DEKALB	\$74,200	\$85,330	\$349,020	\$349,020
DUPAGE	\$74,900	\$86,135	\$349,020	\$349,020
GRUNDY	\$76,300	\$87,745	\$349,020	\$349,020
KANE	\$74,900	\$86,135	\$349,020	\$349,020
KENDALL	\$86,500	\$99,475	\$349,020	\$349,020
LAKE	\$74,900	\$86,135	\$349,020	\$349,020
MADISON	\$69,400	\$79,810	\$258,690	\$258,690
McLEAN	\$75,500	\$86,825	\$258,690	\$258,690
St. CLAIR	\$69,400	\$79,810	\$258,690	\$258,690
WILL	\$74,900	\$86,135	\$349,020	\$349,020
WINNEBAGO	\$69,400	\$79,810	\$323,780	\$323,780
ALL OTHER COUNTIES	\$69,400	\$79,810	\$258,690	\$258,690

**TARGETED AREAS**

COUNTY NAME	INCOME LIMITS		PURCHASE PRICE LIMITS	
	1 or 2 People	3 or More People	New Homes	Existing Homes
BOONE	\$83,280	\$97,160	\$395,730	\$395,730
CHAMPAIGN	\$83,280	\$97,160	\$316,170	\$316,170
COOK	\$89,880	\$104,860	\$426,580	\$426,580
DEKALB	\$89,040	\$103,880	\$426,580	\$426,580
KANE	\$89,880	\$104,860	\$426,580	\$426,580
KANKAKEE	\$83,280	\$97,160	\$316,170	\$316,170
LAKE	\$89,880	\$104,860	\$426,580	\$426,580
LASALLE	\$83,280	\$97,160	\$316,170	\$316,170
MACON	\$83,280	\$97,160	\$316,170	\$316,170
MADISON	\$83,280	\$97,160	\$316,170	\$316,170
McLEAN	\$90,600	\$105,700	\$316,170	\$316,170
PEORIA	\$83,280	\$97,160	\$316,170	\$316,170
ROCK ISLAND	\$83,280	\$97,160	\$316,170	\$316,170
SANGAMON	\$83,280	\$97,160	\$316,170	\$316,170
St. CLAIR	\$83,280	\$97,160	\$316,170	\$316,170
STEPHENSON	\$83,280	\$97,160	\$316,170	\$316,170
TAZEWELL	\$83,280	\$97,160	\$316,170	\$316,170
VERMILION	\$83,280	\$97,160	\$316,170	\$316,170
WILL	\$89,880	\$104,860	\$426,580	\$426,580
WINNEBAGO	\$83,280	\$97,160	\$395,730	\$395,730

For more information, please contact:

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