



United Counties of Leeds and Grenville

Human Services Division

Community and Social Services

Canada-Ontario Affordable Housing Program

Home Ownership – Fact Sheet Second Wave

Purpose

The purpose of the Home Ownership Component of the Canada-Ontario Affordable Housing Program is to provide down payment assistance to eligible individuals and families for the purchase of a home. The program requires that the home must be the sole and principal residence of the approved homeowner(s).

Program Rules

- The maximum amount of a down payment loan will be up to 5 percent of the purchase price of the home, to a maximum of \$7,500. (Maximum equates to 5 percent of purchase price of \$150,000).
- The AHP down payment will be in the form of a 20 year mortgage registered on title. This down payment assistance mortgage is provided interest free for 20 years.
- The AHP down payment assistance loan is considered by CMHC as homeowner equity for the purposes of securing CMHC mortgage insurance.
- On the 20th anniversary date of the home purchase, the down payment assistance mortgage will be released at the request and expense of the homeowner.
- The AHP down payment assistance plus 5 percent of the appreciation on the property will be repayable to the United Counties of Leeds and Grenville in the event that the purchaser leases, rents or sells the property, or if ownership should change as a result of the death of the homeowner within the 20 year timeframe.
- Successful eligible applicants will be responsible for covering all costs associated with finalizing the purchase, including legal fees and land transfer tax (\$1,500 - \$2,300 varies with purchase price), utility connection fees and/or security deposits as applicable, home inspection if home is a resale property (estimate \$300).

Eligible Homes Considered

- Home purchased must be located in the United Counties of Leeds and Grenville, or the separated municipalities of the City of Brockville, Town of Gananoque or Town of Prescott.
- Homes must be modest in size, priced at \$186,000 or less as determined by the Province of Ontario and the United Counties of Leeds and Grenville.
- Units may be detached, semi-detached, condominiums, stacked homes, row houses or apartments.
- Entire duplexes, triplexes, etc that provide accommodation for multiple households and mobile homes are not eligible.
- New units, including conversions from non-residential use that include a new home warranty.
- Resale homes, provided a home inspection is undertaken at the prospective homeowner's expense.

Household Eligibility

- Must be a permanent resident of the United Counties of Leeds and Grenville or the separated municipalities of the City of Brockville, Town of Prescott or Town of Gananoque.
- Must be a renter household buying a sole and principal residence.
- Must not own a home or have any vested interest in a residence.
- Must be 18 years of age to apply.
- Must have gross household income at or below \$56,100 as established by Ministry of Municipal Affairs and Housing.
- Have assets of no more than \$20,000.
- No outstanding arrears if a former tenant of social housing in Ontario
- Must be a Canadian citizen, landed immigrant, or have Refugee Claimant status.
- Must provide the two (2) most current Notices of Assessment for all adult members of the household.
- Must supply copies of photo identification and birth certificates for all household members.
- Must be purchasing a home for \$186,000 or less as established by the United Counties of Leeds and Grenville.
- If purchasing a resale home must have a home inspection completed by a certified home inspector at buyer's expense.
- Must provide documentation showing mortgage pre-approval from a primary lending institution at time of application.

Application Process

- **Only complete applications will be considered and approved on a first come basis.**
- An application must have all information entered, and all supporting information and documentation provided to be considered complete.
- **Selected applicants will receive a conditional commitment letter valid until March 16, 2009** which can be presented to a financial institution as proof of down payment assistance.
- Applicant must provide an accepted offer to purchase a home by March 16, 2009 or the home ownership loan offer will be withdrawn and another application chosen.
- Applications are available from the United Counties of Leeds and Grenville, Community and Social Services Division, 25 Central Avenue West, Suite 200, Brockville, ON K6V 4N6 or www.uclg.ca.
- Do not hesitate to call for more information, answers to questions, or to request an application package (613) 342-3840 extension 2122 or 1-800-267-8146.