

**HEAD START TO HOME OWNERSHIP (H2H)  
PROGRAM**

**RESPONSIBLE AGENCY:** Neighborhoods Department, Housing and Community Development Division.

**FUNDING SOURCES:** Federal and State Funding

**ELIGIBLE GEOGRAPHIC AREA:** Duval County

**PARTICIPATING LENDERS:** Bank of America, Branch Banking & Trust (BB&T), Coastline Home Mortgage, DHI Mortgage Co., EverBank, FBC Mortgage, Fifth Third, First Guaranty Mortgage, Freedom Mortgage, HomeBridge Financial, Integrity Mortgage, Regions Mortgage, ResMac Mortgage, Sagamore Home Mortgage, SunTrust Mortgage.

**ELIGIBLE APPLICANTS:** The H2H Program offers financial assistance up to \$15,000.00 to provide down payment and closing costs assistance to eligible families/individuals who are interested in buying a home. Families/individuals, who do not currently own a home and who will reside in the home as their primary residence, who meet household income criteria listed below will be eligible for assistance, pending funding availability.

| Household Size | Gross Income Up to 80% | Gross Income Up to 120% |
|----------------|------------------------|-------------------------|
| 1              | \$35,500               | \$53,280                |
| 2              | \$40,550               | \$60,840                |
| 3              | \$45,600               | \$68,400                |
| 4              | \$50,650               | \$75,960                |
| 5              | \$54,750               | \$82,080                |
| 6              | \$58,800               | \$88,200                |
| 7              | \$62,850               | \$94,200                |
| 8              | \$66,900               | \$100,320               |

\* The gross income limits are effective as of March, 2015 and are adjusted annually.

**ELIGIBLE PROPERTIES:** Any single-family housing unit newly built or existing (including patio homes, town homes, and condominiums), which is located within the consolidated City of Jacksonville is eligible except mobile homes or manufactured housing. **Please note that eligible homes cannot be tenant occupied, unless the tenant is the buyer.** The unit size when compared with family size must meet the minimum occupancy standard of the local building code.

**DOWNPAYMENT:** In addition to meeting the income criteria listed above, the applicant must have a minimum down payment of \$500.00 and \$375.00 due when the initial inspection is scheduled.

**INTEREST RATE & TERMS:** The City's financial assistance will be in the form of a 2<sup>nd</sup> or 3<sup>rd</sup> mortgage, at 0% interest, for ten (10) years. If the applicant sells, refinances, or ceases to occupy the property as their principal residence before the end of the City's mortgage term, the applicant must repay the City the remaining balance of the loan amount. The balance reduces ten percent (10%) annually.

**MORTGAGE STRUCTURE:** The maximum purchase/value for a one-family unit in Duval County as of March, 2015 is \$247,500.00. The Lender will provide a first mortgage for the purchase of the property and the City of Jacksonville will provide a subsidy in the form of down payment, closing costs, and/or principle reduction assistance for eligible persons. The amount of financial subsidy received will be based on your total household size and income. Applicants will be notified of the amount once the entire eligibility process has been completed.

**ASSUMABILITY:** In the event the borrower either transfers title to the property or moves from the premises prior to the expiration of the City's mortgage term, the principal balance of the City's mortgage shall immediately become due and payable.

**H2H PROCESS:** The Lender you choose will provide the H2H application to you for completion. The completed application and required documents should then be given to the Lender for them to process along with their mortgage approval. The Lender will submit your completed loan package to the City for approval.

After the Lender verifies the information you provided, has determined your eligibility and you have received a loan approval, you may begin to search for a home that you can afford, based on the amount approved by the Lender and the City. **Do not sign a sales contract prior to this step.**

You **must** attend a required eight-hour home ownership training class at one of the agencies listed below:

|                                     |          |
|-------------------------------------|----------|
| Black Bottom/Springfield Dev. Corp. | 435-7546 |
| Community Homeownership Center      | 355-2837 |
| Family Foundations                  | 396-4846 |
| Habitat for Humanity                | 798-4529 |
| Hope for Housing, Inc.              | 683-4521 |
| Jacksonville Area Legal Aid         | 356-8371 |
| Jacksonville Urban League           | 723-4007 |
| Wealth Watchers, Inc.               | 380-0292 |

Once you have attended the **required** home ownership training class, received bank approval, and signed a sales contract, the home will be inspected by a licensed home inspection company to identify any repairs that may be needed and/or any other deficiencies, which may be prevalent. An inspection fee of \$375.00 is due from the buyer at time inspection is ordered. The seller must agree to make the required repairs and the property must meet Housing Quality Standards prior to the closing. After any required repairs are made and the home passes a re-inspection, a closing date will be scheduled.

**HOUSING QUALITY STANDARDS:** All homes being sold under the Head Start to HOME Ownership Program must be inspected to ensure compliance with Section 8 Housing Quality Standards (HQS) prior to closing. The property must be considered structurally sound, so there is no threat to the health and safety of those who occupy the home

**WELCOME TO HOME OWNERSHIP!!**

**PARTICIPATING LENDERS**

**Bank of America**

Kevin Koscinski 218-4195  
Mimi Poindexter 218-4196

**Branch Banking & Trust Co.**

Tom Lemmon 880-6452

**Coastline Home Mortgage**

Tom Morcom 677-4010  
Lisa OConnor 677-4020

**DHI Mortgage Company**

Russell Burdsall 538-3840  
Tom Correia 421-4617  
Steven Hendren 421-4614  
Amy Kedoshay 421-4635  
Anita Knight 421-4620  
Ryan Kotek 899-5905  
Matthew Munn 421-4638  
Jeff Nootens 899-5914  
Ronald Peterson 421-4629  
Laura Philosophos 538-3840 x4621  
Janet Tellier 538-3840 x4624

**EverBank**

Tammy Bacmeister 553-8219  
Rainy Holzworth 623-8754  
William Milne 465-4987  
David Mordecai 993-5521  
Andrew Riley 343-0420  
Eddie Smith 563-4055

**FBC Mortgage**

Lee Utley 562-2058

**Fifth Third Mortgage**

Theresa Warren 463-3997

**PARTICIPATING LENDERS (cont.)**

**First Guaranty Mortgage**

Aaron Bacus 323-4131

**Freedom Mortgage**

Alvah Lamar Allen 866-8080  
Crystal Bernier 437-8234  
Jim DelVecchio 517-2693  
Meloney Younger 334-1218

**HomeBridge Financial**

Jamie Zeitz 710-1744

**Integrity Mortgage**

George Mateo 349-8581

**Regions Mortgage**

Jim Branch 564-3320

**ResMac Mortgage**

Adam Klayman 728-4850  
Marc Navarra 318-4591  
Kelly O'Brien 568-4810

**Sagamore Home Mortgage**

Libby Ford 695-1012  
Marsha Hart 695-1012  
Judy Shuster 705-7672

**SunTrust Mortgage**

Chris Clemente 945-3929  
Jose Mesones 483-4116



**Head Start to HOME  
Ownership Program**



**Neighborhoods Department  
Housing and Community Development Division  
214 N. Hogan Street, 3rd Floor  
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(904) 255-8200**

