



**Building a Brighter
Future**



Through

Homeownership



You may qualify to own a home like these –

Built by the Fort Smith Housing Authority.

1. Are you a first time home buyer? Or, if you have owned a home before, has it been more than three years ago?
2. How many people live in your home?
3. Does your income meet the requirements on the next page?
4. Are you creditworthy to obtain a home loan?

If you answered yes to the questions above, you may qualify for homeownership with down payment assistance. Contact Paul McCollom at 479- 782-4991 ext 34 or 479-719-0878 (pmccollom@fortsmithha.com)

**FORT
SMITH
HOUSING
AUTHORITY**



Quality, Affordable Housing for Fort Smith

Fort Smith Housing Authority

2100 North 31st Street

Fort Smith, Arkansas 72904

(479) 782-4991 FAX (479) 782-0120

www.fortsmithhousing.org

Eligibility Requirements

Household Income Limits

Affordable Housing Program (AHP)

- 1) Income cannot exceed 80% of Area Median Income (see chart below)
- 2) First-time homebuyer
- 3) Must obtain a home loan from a local financial institution

Affordable Housing Program							
80% Area Median Income Limits							
1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
\$27,100	\$31,000	\$34,850	\$38,700	\$41,800	\$44,900	\$48,000	\$51,100

Neighborhood Stabilization Program (NSP)

- 1) Income cannot exceed 120% of Area Median Income (see chart below)
- 2) Must complete a homebuyer education course
- 3) Must obtain a home loan from a local financial institution

Neighborhood Stabilization Program							
120% Area Median Income Limits							
1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
\$40,680	\$46,560	\$52,320	\$58,080	\$62,760	\$67,440	\$72,120	\$76,680



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Inventory

AHP

	Sales Price	With Maximum Assistance (Qualification Necessary)
3600 North 32nd Court	\$95,000	\$76,000
3601 North 32nd Court	\$95,000	\$76,000
3623 North 32nd Court	\$95,000	\$76,000
1914 North 9th Street	\$85,000	\$68,000

NSP

	Sales Price	With Maximum Assistance (Qualification Necessary)
914 North 6th Street	\$98,580	\$78,880
1320 North 9th Street	\$91,140	\$72,960
1135 North 33rd Street	\$93,000	\$74,400
1127 North 33rd Street	\$93,000	\$74,400
2014 North 12th Street	\$98,580	\$78,880
3310 North 28th Street	\$105,090	\$84,800

AHP HOUSES



1914 North 9th Street

Own for as little as \$68,000 if qualified



3623 North 32nd Court

Own for as little as \$76,000 if qualified



3601 North 32nd Court

Own for as little as \$76,000 if qualified



3600 North 32nd Court

Own for as little as \$76,000 if qualified

NSP HOUSES



1320 North 9th Street

Appraised value: \$91,140

Own for as little as \$72,960 if qualified



914 North 6th Street

Appraised value: \$98,580

Own for as little as \$78,880 if qualified



1135 North 33rd Street

Appraised value: \$93,000

Own for as little as \$74,400 if qualified



1127 North 33rd Street

Appraised value: \$93,000

Own for as little as \$74,400 if qualified

NSP HOUSES



2014 North 12th Street

Appraised value: \$98,580

Own for as little as \$78,880 if qualified



3310 North 28th Street

Appraised value: \$105,090

Own for as little as \$84,800 if qualified

Frequently Asked Questions

Am I eligible to purchase a home from the Fort Smith Housing Authority?

We are required to sell our houses to buyers who can meet the low – median income guidelines. The Housing Authority also asks home buyers to attend the First Time Home Buyers one-day class put on by Crawford Sebastian Community Development. The primary lending institution of your choice qualifies the buyer for a loan; however, we can assist in providing banking institutions that currently work with our program.

What are the current low - median income limits for families in the Fort Smith area?

The number of people in the household determines the maximum amount of income a family can have and still qualify to purchase one of our Affordable Housing Program houses. Low – median income families must have enough income to qualify for the house they are interested in without going over the incomes listed on page two of the packet.

Why are we required to have a second mortgage on the houses built through the Fort Smith Housing Authority?

You will need to obtain a primary mortgage (called home loan) from a lending institution for the sale price, and the Housing Authority takes the down payment assistance off the sale price. The down payment assistance is then secured by the Fort Smith Housing Authority along with the City of Fort Smith with a soft second mortgage. The second mortgage, a forgivable loan, will run the first 10 years and requires that you continue to occupy the home as your primary residence and follow the deed restrictions. A portion of the second mortgage is forgiven annually over the course of the loan.

Can I finance through the Fort Smith Housing Authority?

No, a prospective buyer will need to secure primary financing through any local lending institution of their choice.

What information should I need to provide at loan application?

When you visit with Paul McCollom, our Homeownership Coordinator, he has a list of documents and verifications needed to be presented at loan application to the lender. He can accompany you to the lender to answer any questions that might arise concerning the sale and construction of the house.

How much will I need for closing costs?

We require the buyer to pay 1% of the sales price for closing cost. For instance, if a house sells for \$75,000.00, a buyer would be required to have \$750.00 out of their pocket to close the loan. The remainder of your closing cost can be financed in with your loan.

Are house payments cheaper than rent?

In most of our sales they have been. Our buyers using current interest rates usually pay about \$450.00 to \$500.00 per month (including principal, interest, taxes and insurance) on a 3br, 2ba home with a sales price of about \$68,650.00 for a 30-year loan. Interest rates vary depending on available bond money and credit scores.

CDBG PROGRAM INCOME CALCULATIONS WORKSHEET

Buyer's name: _____

Buyer's name: _____

Address: _____

Yearly income for all family members: _____

HUD's current household size limit: _____

CALCULATION OF FAMILY INCOME

Per hour _____ or per month _____ X hours/month _____ = Yearly totals _____

- Attach past three years of income tax returns, signed and dated
- Attach income verification from employer
- Attach most recent pay stubs (2-4)

HOME PROGRAM INCOME CALCULATIONS WORKSHEET

Buyer's name: _____

Buyer's name: _____

Yearly income for all family members: _____

Copy of current income limits for family size from HUD: _____

Do you expect a wage increase in the next 12 months? _____
If so, how much? _____

_____ + wage increase x 12 months =	_____
Monthly income	Projected annual income

- Attach current income tax form, signed and dated
- Attach verification from employer
- Attach 4 most recent pay stubs

Calculated by Paul McCollom, Homeownership Coordinator

Date calculated

NOTE: If six months lapse from the date calculated before property closing, new sources of income documentation must be provided and a recalculation of this form completed.

City of Fort Smith, Arkansas
HOME Program Application
Housing for Sale

Applicant(s) information

Name: _____ Social Security Number: _____

Address: _____
Street Address City, State Zip Code

Phone Number: _____ Age: _____ Race: _____

Number of persons in household: _____ Head of Household: Male _____ Female _____

Total amount of income for all persons living in the household: \$ _____

(This is the Adjust Gross income amount from IRS Form 1040 or verifiable income of people living in the household. Attach the most recent IRS Form 1040 to the application.)

Note: The applicant(s) must provide a copy of their signed 1040 Tax return from each person living in the household.

YOUR AGENCY CONTACT IS



Contact person: Paul McCollom
Address: 3408 North 6th Street, Fort Smith, AR 72904
Phone: (479) 719-0878
Email: pmccollom@fortsmithha.com

List all persons living in your household:

NAME	SOCIAL SECURITY #	AGE	RACE/GEND	RELATIONSHIP-TO APPLICANT

Please identify any person(s) in the household with a disability and list the disability: _____

I, _____, certify that I have read and completed the above application to the best of my knowledge. I understand that is approved for the purchase of a home, my family/I will occupy this property as our/my principal residence. I also understand that if approved certain Deed Restrictions will apply and be explained in detail to me prior to the property closing.

Applicant(s) signatures Date

Witness: _____

WARNING: 18 U.S. CODE 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statements or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000.00 or imprisoned for not more than five(5) years, or both.

INFORMATION NEEDED WITH AFFORDABLE HOUSING LOAN APPLICATION

WHAT BUYERS NEED TO ATTACH TO APPLICATION:

- Past year income tax return
- Most recent bank statements
- Four most recent pay stubs for each adult 18 years or older
- Social Security card for each household member
- Photo ID for each adult 18 years or older

WHAT BUYERS NEED TO PROVIDE AT BANK APPOINTMENT:

- Name and address of employers for past 2 years
- Name and address of landlords for past 2 years
- List all credit card accounts and installment loan accounts

Approved buyers must be able to pay \$500.00 toward down payment if purchasing a home through the Affordable Housing Program.