

# POLICE



## Homeownership Program



*For many towns and cities in the state, it's beneficial to their safety and security to have police officers living in the community. This Program encourages police officers to purchase homes and reside in the communities where they work by offering home loans at below-market interest rates.*

### ELIGIBILITY REQUIREMENTS

- Borrower must be any municipal officer purchasing in the town he or she lives in or any state officer purchasing anywhere in CT.
- Borrower must be a first-time homebuyer or have not owned a home in the past three (3) years unless purchasing in a Targeted Area of the state. Borrower may not own any other property at the time of closing your CHFA mortgage. (see list of Targeted Areas at [chfa.org](http://chfa.org))
- The sales price of the home does not exceed CHFA Sales Price Limits and the borrower(s) gross income must not exceed the CHFA established Income Limits based on household size. (see Sales Price & Income Limits at [chfa.org](http://chfa.org))
- The interest rate is the CHFA published rate on the day your CHFA- Participating Lender registers your loan. **This program offers borrower(s) an additional interest rate reduction of .125%. (If purchasing in a Targeted Area, the interest rate can be reduced by .25%).** (See list of Targeted Areas at [chfa.org](http://chfa.org))

### DOWN PAYMENT ASSISTANCE PROGRAMS

CHFA offers down payment and closing cost assistance loans in conjunction with CHFA first mortgage loans. The minimum assistance amount is \$3,000.

### MORTGAGE INSURANCE

Mortgage insurance is required when the amount financed exceeds 80% of the appraised value or purchase price, whichever is less. Your lender will work with you to determine the type of mortgage insurance needed.

### HOMEBUYER EDUCATION CLASS

At least one borrower is required to attend a free homebuyer education class prior to closing. Classes are held at several locations or online. Your lender will provide you with information for online counseling when your loan is reserved.

A landlord certificate is also required if purchasing a two to four family home. (see Counseling Class schedules at [chfa.org](http://chfa.org))

### FEDERAL RECAPTURE TAX

In rare cases, you could be required to pay a Federal Recapture Tax in the future if you sell the house. Your lender will provide you with information at the time of application. **You may be eligible to receive reimbursement from CHFA if you are required to make the Federal Recapture Tax payment.**

### HOW TO APPLY

To learn more about the program and to apply, contact one of the CHFA- Participating Lenders for guidance. (see CHFA- Participating Lenders list at [chfa.org](http://chfa.org)) or call us toll free at: 844-CT1-HOME (844-281-4663).

