

Homebuyer Programs:

No interest, deferred payment loans are also available for down payment and closing costs assistance to income-eligible homebuyers. Maximum loan cannot exceed 10% of purchase price.

- Down payment assistance is a dollar for dollar match up to 10% of purchase price
- The home being purchased must be the applicants intended primary place of residence.
- The home being purchased cannot be a rental unit or occupied by renters.
- Applicants can choose their own lender as long as the lender is willing to work with the authority.
- The interest rate on the purchase loan cannot exceed 3% of the current interest rate offered by WHEDA.
- Closing costs for the purchase loan cannot exceed \$3,000 (excluding pre-paid costs such as insurance, taxes, etc.).
- Loans are secured by a mortgage to the authority.
- Applicants must contribute at least \$1,000.00 of their own funds toward the purchase of the home.
- Loans are paid back when the owner no longer occupies the home. Under no circumstances are the loans forgiven.
- Certification of completion of a Homebuyer Education Program that includes pre-purchase, basics of the Home Purchase Process and post-purchase expectations. On-line or in person counseling is acceptable.
- The home being purchased must be inspected by the Housing Authority and must meet Housing Quality Standards prior to purchase.
- The home cannot be located in a Floodplain.
- The program will not help purchase properties that are in need of major/substantial rehab work.

For More Information Contact:

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(does not include city of Eau Claire)**
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This institution is an equal opportunity and housing provider

Home Repair and Homebuyer Programs

Administered By: Chippewa County Housing Authority



Participating Areas

- Barron County
- Buffalo County
- Chippewa County
- Clark County
- Dunn County
- Eau Claire County
- Pepin County
- Pierce County
- Polk County
- St. Croix County

Equal Housing Opportunity

Our Program

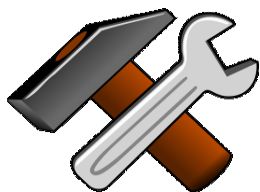
The Housing Rehabilitation Program is a loan program designed to assist low and moderate income households with repairs to their homes. Down payment and closing costs assistance for homebuyer's is also available.

Funds are available for necessary home repairs such as:

- Plumbing
- Electrical
- Heating
- Insulation
- Doors & windows
- Roofing
- Foundations
- Siding
- Wells/septic systems
- City water/sewer connections
- Disability related accessibility improvements

Funds CANNOT be used for:

- New construction, remodeling, redecorating, or for luxury items.
- Reimbursement towards work that has already been completed.
- Mobile homes in rental parks are not eligible.



Eligible Income Limits*

(Annual gross income before taxes)

Family Size	Buffalo	Barron Clark	Chippewa Eau Claire	Dunn
1	38,300	38,300	41,100	38,750
2	43,800	43,800	46,950	44,250
3	49,250	49,250	52,800	49,800
4	54,700	54,700	58,650	55,300
5	59,100	59,100	63,350	59,750
6	63,500	63,500	68,050	64,150
7	67,850	67,850	72,750	68,600
8	72,250	72,250	77,450	73,000
Family Size	Pepin	Polk	Pierce	St. Croix
1	39,000	38,300	52,850	52,850
2	44,600	43,800	60,400	60,400
3	50,150	49,250	67,950	67,950
4	55,700	54,700	75,500	75,500
5	60,200	59,100	81,550	81,550
6	64,650	63,500	87,600	87,600
7	69,100	67,850	93,650	93,650
8	73,550	72,250	99,700	99,700

*Income limits are subject to change. If unsure about your income limits, please call the phone number on the back of the brochure.

Program Description & Requirements

- Income & property ownership will be verified.
- If the property is being purchased on a land contract the deed holder must co-sign the mortgage and promissory note.
- If there is a life estate, the life estate tenant must be income eligible. All owners of the property must sign the mortgage. The loan is due when the life estate tenant moves from the home.
- Delinquent property taxes, liens, and judgments must be paid prior to loan approval.
- Owners must obtain competitive bids upon program acceptance.
- Owners can choose their own contractor
- Loan amount is determined using the low, complete bid. Owners can pay the difference for the contractor of their choice.
- Owners can complete their own repairs but will not be paid for their labor. Owners must provide evidence of their ability to do the work and materials must be installed prior to payment.
- Mobile home owners must own the land where the mobile home sits.
- Funds cannot be used to pay for already completed work.
- Loans are secured by a mortgage.
- Loans are paid back in full when you no longer occupy or own the home.