

The HomePower Mortgage offers affordable financing to facilitate homeownership in South Bend neighborhoods. Through HomePower, eligible homebuyers will be incentivized to invest in long-term homeownership.

Features & Benefits

- Access to Single-Family Homes
- Increased home purchase capability
- No PMI (Private Mortgage Insurance)
- No Closing Costs or Fees
- Mortgage loan may cover up to 30% of homes sale price
- 2% Fixed Interest Rate

Requirements

- Owner occupied, primary residence
- Household income not to exceed 80% AMI
- Homebuyer Education Course
(Certificate of completion needed)
- Must be pre-approved for an eligible 1st mortgage
- Borrower must contribute a minimum of \$500 toward the purchase of the home.
- Balance due at sale

2025 HUD Maximum Income Guidelines by Household Size

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
80% AMI	\$49,850	\$57,000	\$64,100	\$71,200	\$76,900	\$82,600	\$88,300	\$94,000

30-Year Fixed Rate 1st Mortgage*

- Fixed Market Rate Interest Rate
- Conventional Mortgage
- Can be used with down payment assistance
*Must obtain preapproval for an eligible 1st mortgage

HomePower 2nd Mortgage

Covers at least 20% and up to 30% of the price of the home.

- 2% Fixed Interest Rate for 30 years
- Interest-only payment for 30 years
- No down payment or closing costs

What would my monthly mortgage payment be for a Home Price of \$200,000?

With HomePower

1st Mortgage <small>**Payment varies based on Market Rate Interest and subject to Credit Score</small>	HomePower Mortgage <small>**At 30% coverage, 0% interest payments</small>
\$140,000	\$60,000
Monthly Payments of \$931.42 <small>*At 7% Interest Rate</small>	Monthly Payments of \$100 <small>*At 2% Interest Rate</small>
Combined Monthly Payment - \$1031.42 <small>**Excluding HOI, Taxes and Fees, No down payment required</small>	

Without HomePower

1st Mortgage <small>**Payment varies based on Market Rate Interest and subject to Credit Score</small>
\$200,000 Minimum 3% down payment required: \$6,000
Monthly Payments of \$1,330.60 <small>*At 7% Interest Rate</small> Private Mortgage Insurance: \$80/month
Monthly Payment - \$1,410.60 <small>**Excluding HOI, Taxes and Fees,</small>

Save hundreds of dollars per month with HomePower!