



City of Greenville Employer Assisted Homebuyer Pilot Program

UP TO \$50,000 IN DOWN PAYMENT OR CLOSING COST ASSISTANCE FOR
ELIGIBLE CITY OF GREENVILLE EMPLOYEES

ELIGIBLE EMPLOYEES:

- Full-Time or Permanent Part-Time City of Greenville employees
- City of Greenville employees employed by the City for a minimum of 1 year
- As this program is discretionary, employees must be in good standing as determined by the City of Greenville Human Resources Department (for example, the employee is not probationary; has maintained a 3.0 average on their annual performance reviews; is not on a performance improvement plan; and has no disciplinary suspensions within 12 months of applying)
- Be a first-time home buyer or not have owned a home in 3 years
- Secure a 30-year, fixed-rate mortgage and provide a copy of the third-party inspection.
- Invest a minimum of \$500 into the home purchase at time of closing.
- Provide the home's appraisal, and if available, a third-party home inspection prior to purchase.
- Have your first mortgage lender first complete the Lender Application Checklist
- Attend a homebuyer education workshop through CommunityWorks.

Full-Time Employees are eligible for a five-year forgivable loan of:

Up to \$50,000 for households with income at or below 80% of the City of Greenville's AMI
Up to \$40,000 for households with income >80% and ≤100% of AMI
Up to \$30,000 for households with income >100% and ≤120% of AMI
Up to \$20,000 for households with income >120% and ≤150% of AMI

Permanent Part-Time Employees are eligible for a five-year forgivable loan of:

Up to \$25,000 for households with income at or below 80% of AMI
Up to \$20,000 for households with income >80% and ≤100% of AMI
Up to \$15,000 for households with income >100% and ≤120% of AMI
Up to \$10,000 for households with income >120% and ≤150% of AMI

ELIGIBLE PROPERTIES:

- Properties can be new or existing homes.
- Properties can be located in Greenville County or in a South Carolina county contiguous to Greenville County, including Abbeville County, Anderson County, Laurens County, Pickens County, and Spartanburg County.
- The home must be the buyer's principal residence.
- The monthly mortgage must be affordable and not to exceed 35% of the total household income

ELIGIBLE USES:

- Funds may be used for down payment and/or closing.
- The total of all mortgages plus the City of Greenville's assistance on the property cannot exceed 100% of the appraised value.
- Buyers may not receive any funds back at the time of closing

To learn more or apply, scan QR code or visit
communityworkscarolina.org/lending/down-payment-assistance

