



National Foreclosure Settlement Funds (NFS) Program Important Information for Buyers

Effective June 2017

The Affordable Housing Corporation of Lake County, is a nonprofit organization established in 1995 that assists communities and families in buying homes, improving homes and saving homes from foreclosure in Lake County Illinois. AHC purchased and rehabilitated this property using federal funding, which requires that the following non-negotiable requirements are adhered to.

- 1) **Credit at Closing:** AHC will provide a \$3,000 credit. No other seller credits will be provided.
- 2) **Income Eligibility:** Gross annual household income may not exceed 120% of area median income, adjusted for household size (see table below). Household income will be verified upon the acceptance of the Residential Real Estate Contract.

Household Size	1	2	3	4	5	6	7	8
120% MFI	\$66,360	\$75,840	\$85,320	\$94,800	\$102,480	\$110,040	\$117,600	\$125,160

Updated as of 6/15/17

- 3) **Education & Counseling.** Complete an in-person HUD-certified homebuyer education class and participate in individual counseling with AHC.
- 4) **Underwriting Guidelines.** AHC's guidelines include the below, and will supersede the first mortgage lender's guidelines should there be a conflict between the two.
 - No cash back is allowed at closing allowed
 - Buyer must contribute a down payment of 1% or \$1,000, whichever is greater
 - Housing-to-income ratio must not exceed 35% *Generally, HTI is how much of a borrower's gross income is being used towards the total mortgage payment. However, for the NFS program, a non-borrowing spouse's income is also considered.*
 - Debt-to-income ratio must not exceed 43% *Generally, DTI is how much of a borrower's gross income is being used towards the total mortgage payment and additional debt. However, for the NFS program, a non-borrowing spouse's income and debt is also considered.*
 - Credit score must be a minimum of 620 for all borrowers
 - Property must be principal residence
- 5) **Immediately Upon Contract Signing & Important Timelines.** AHC must verify your household's income eligibility within 5 days of both parties signing the Residential Real Estate Contract. Please have your lender contact AHC to obtain the necessary information ASAP. AHC expects first mortgage lenders to proceed with all due expediency; a maximum of one extension will be allowed.

Contact Information

Alicia Sanchez
 Loan Programs Manager
 1590 S. Milwaukee Avenue, Suite 312, Libertyville, IL 60048
 (T) 847/263-7478, ext. 14
 (F) 847/263-9381
asanchez@ahclc.org