



Frederick County Department of Housing and Community Development (FC-DHCD)

Homebuyer Programs

Program		Assistance	Eligibility*	Term	Contact
Frederick County DHCD Programs	Homebuyer Assistance Program (HAP)	Up to \$7,000 , subject to change, toward down payment and/or closing costs	<ul style="list-style-type: none"> ◦ 70% of HUD median income, adjusted for household size ◦ No home ownership within last three years ◦ Primary residence 	0% deferred loan repayable at time of payoff or refinance, or upon the sale or transfer of the house, or no longer primary residence	www.co.frederick.md.us/housing or Karen Green, kgreen@fredco-md.net , 301-600-3531
	Community Partner Incentive Program	Up to \$5,000 State match, <i>if using Homebuyer Assistance Program</i> , toward down payment and/or closing costs	<ul style="list-style-type: none"> ◦ Must be used with a Maryland Mortgage Program (MMP) loan and the County HAP 	0% deferred loan repayable at time of payoff or refinance, or upon the sale or transfer of the house, or no longer primary residence	www.co.frederick.md.us/housing or Karen Green, kgreen@fredco-md.net , 301-600-3531
	Building Fee Deferral Program	Preset amount for building fees depending on housing type	<ul style="list-style-type: none"> ◦ New homes only ◦ 70% of median income, adjusted for household size ◦ No home ownership within last three years ◦ Max. assets \$50,000 ◦ Primary residence ◦ Max. 2,000 square footage (2,200 ADA) 	<ul style="list-style-type: none"> ◦ 3% simple interest per year ◦ Repayable at time of payoff or refinance, or upon the sale or transfer of the house, or no longer primary residence 	www.co.frederick.md.us/housing or Karen Green, kgreen@fredco-md.net , 301-600-3531
	American Dream HOME Initiative	Total \$20,000 - \$10,000 Amer. Dream with \$10,000 match from HAP toward down payment and/or closing costs	<ul style="list-style-type: none"> ◦ Must be used with a USDA mortgage ◦ Limited geographic areas, mainly rural ◦ Homebuyer Counseling required ◦ First time homebuyer 	<ul style="list-style-type: none"> ◦ Repayable at time of payoff or refinance, or upon the sale or transfer of the house, or no longer primary residence ◦ Amer. Dream forgiven after 5 years of occupancy 	USDA 301-797-0500 x4 for mortgage; Karen Green, kgreen@fredco-md.net , 301-600-3531 for Amer. Dream
	House Keys 4 Employees (HK4E) Frederick County Gov't	County grant (before taxes) <i>with a State match</i> to be used toward down payment and/or closing costs	<ul style="list-style-type: none"> ◦ Fulltime County Government employees only ◦ Must be used with a MMP loan 	<ul style="list-style-type: none"> ◦ State match 0% deferred loan repayable at the time of payoff or refinance, or upon the sale or transfer of the house ◦ County grant repayable if leave employment within 2 years 	Kbrandenburg@fredco-md.net , 301-600-1854.

*See the Income Table on the Frederick County DHCD website, www.co.frederick.md.us/housing, under Homebuyer Programs.

Program		Assistance	Eligibility*	Term	Contact
Frederick County DHCD	Moderately Priced Dwelling Unit Program (MPDU)	Qualifies applicants for an opportunity to buy certain moderately priced housing units in developments of 25 or more units	<ul style="list-style-type: none"> ◦ 70% of median income, adjusted for household size ◦ Live or work in Frederick County ◦ No home ownership within last three years ◦ Primary residence ◦ Homebuyer Counseling required 	<ul style="list-style-type: none"> ◦ House price controlled for 15 years ◦ Shared equity with County after 15 years ◦ Check website for other terms and conditions 	www.co.frederick.md.us/housing or Margie Lance, mlance@fredco-md.net , 301-600-6647
	Fred. City	Sold on Frederick II	Up to \$15,000 toward down payment and/or closing costs	<ul style="list-style-type: none"> ◦ First time homebuyer ◦ Income limited ◦ Contact City of Frederick for additional eligibility 	Contact City of Frederick for terms
State DHCD Programs	Maryland DHCD down payment and closing cost assistance programs	<ul style="list-style-type: none"> ◦ DSELP ◦ MMP+2% ◦ MMP+3% Assistance varies by program & other factors	<ul style="list-style-type: none"> ◦ Must be used with a MMP loan ◦ DSELP max. house price \$200,000 ◦ Check website for eligibility on other programs 	Check website for terms	www.morehouse4less.com or 1-800-638-7781
	House Keys 4 Employees (HK4E)	Grant or loan from employer <i>with State match up to \$5,000</i>	<ul style="list-style-type: none"> ◦ Must work for a participating employer ◦ Must be used with a MMP loan 	<ul style="list-style-type: none"> ◦ Some conditions may be set by employer ◦ State match is 0% deferred loan repayable at the time of payoff or refinance, or upon the sale or transfer of the house 	Contact your employer or www.mmprogram.com/hk4Employees.aspx or 1-800-638-7781 for participating employers
Mortgages	USDA Rural Development Mortgage	Varies depending on income and other financial conditions	<ul style="list-style-type: none"> * Max. income limit about 60% of median * Homebuyer Counseling required 	Call USDA for terms	USDA 301-797-0500 x4 (Bonnie Rohrer)
	Maryland Mortgage Program (MMP) loan (also called CDA mortgage or More House 4 Less)	Several mortgage products, various eligibility criteria and terms. Visit the website or call the 800 number. All MMP's are offered by local lenders only, a list of which are on the website.			www.morehouse4less.com or 1-800-638-7781

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