HOW TO APPLY

Interested homeowners should call the Division of Grants and Special Programs at (859) 258-3070.
A Preliminary Application will be mailed to the property owner. Once the completed application is returned, the homeowners' name will be placed on the waiting list. This list is lengthy and may be up to a year or more long.

APPLICATION PROCESSING

Loans and deferred loans require the following documentation to be obtained by the Loan Specialist:

Verification of Income
Verification of Deposit & Assets
In-File Credit Report
Verification of Homeowners Insurance
Verification of Mortgage
Full/Limited Title Search
Appraisal

Medical Accommodation Assistance

The rehabilitation program allows for special home modifications to accommodate a household members' physical and/or medical condition. The Loan Specialist will request information from the applicants' physician relating to the members' condition and the needed accommodations.

If you have questions, please contact:

THE DIVISION OF GRANTS AND SPECIAL PROGRAMS

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
200 East Main Street, 6th Floor
Lexington KY 40507
(859) 258-3070

A telecommunication device for the deaf (TDD) is available by calling: (859) 258-3606

EQUAL HOUSING OPPORTUNITY

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Revised: August 12, 2014

Lexington Fayette Urban County Government

Division of Grants and Special Programs

Community-Wide Housing Rehabilitation Program

PURPOSE

The Lexington-Fayette Urban County Government's Division of Grants and Special Programs administers a Community-Wide Housing Rehabilitation Program which is funded by the U.S. Department of Housing and Urban Development's Community Development Block Grant Program.

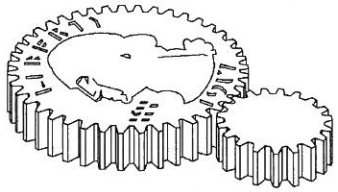
The Community-Wide Housing Rehabilitation Program is designed to provide loans and deferred loans of up to $25,000 to assist eligible homeowners to rehabilitate their homes. Funds must first be used to eliminate violations of the Urban County Government's Property Maintenance Code. Remaining funds may be used to address energy conservation, crime prevention and handicapped accessibility, as appropriate.

ELIGIBILITY

ANYONE who owns and occupies their house and whose income does not exceed the following guidelines (based on family size) is eligible to apply:

MAXIMUM INCOME
BY FAMILY SIZE

Family Size	Deferred Loans	Loans
1	0 - $23,450	$23,451-$37,450
2	0 - $26,800	$26,801-$42,800
3	0 - $30,150	$30,151-$48,150
4	0 - $33,450	$33,451-$53,500
5	0 - $36,150	$36,151-$57,800
6	0 - $38,850	$38,851-$62,100



Persons whose income, according to family size, fall within the "Deferred Loan" column are eligible to receive a deferred loan. Deferred loans do not require a monthly payment; however a mortgage will be placed on the property for a period of 10 years. The mortgage balance will reduce 10% each year.

ANYONE whose income, according to family size, falls within the "Loan" column is eligible to apply for a repayable loan with an interest rate of 0%, 1%, or 2% with a term of 20 years. A mortgage will be placed on the property for the term of the loan.

Properties having more than one owner are eligible for assistance provided one or more of the owners occupy the property. Income eligibility will be based upon the income of the owner living in the property. The income of the absentee owners will not be used to determine eligibility. However, the absentee owners will be required to sign the mortgage on a loan or deferred loan.

The home's "after-rehab" value, as established by a qualified appraiser, must not exceed the "HOME Homeownership Values Limits", as determined annually by the United States Department of Housing and Urban Development (HUD).

INELIGIBLE APPLICANTS

Applications will be denied for those homeowners: (1) whose incomes exceed the amount on the income/family size chart; (2) whose current mortgages are in default (3 or more months in arrears); (3) who have delinquencies with LFUCG, or State or Federal liens; (4) who have received financial assistance for rehabilitation in the past 15 years or twice previously; and (5) who have total assets of more than $25,000. These assets include real property (excluding their principal residence and personal vehicles), stocks, bonds, CDs, mutual funds, cash, etc., (6) whose home was purchased with HOME funds within the past 10 years.