The Port of Greater Cincinnati Development Authority (dba The Port) is proud to offer the Communities First - Down Payment Assistance program, providing first mortgage financing and down payment / closing cost assistance grants to eligible homebuyers. The Port created Communities First - Ohio as part of a commitment to increasing homeownership opportunities for residents in Ohio.

**COMMUNITIES FIRST IS DOWN PAYMENT ASSISTANCE MADE SIMPLE**

- **Not a Second Mortgage**
  Because Communities First is a grant, not a loan, there is no second mortgage on your home.

- **Fewer Restrictions**
  Additionally, because Communities First is a grant, there are no restrictions on reselling your home or refinancing your mortgage.

- **Instant Equity**
  With a grant, the borrower receives instant equity in their new home.

- **Based on Borrower Income**
  Income limits are based only on the borrower, not the household.

- **Less Paperwork**
  No paperwork for the lender, no TRID, and no documents to record or a second mortgage to sell to the servicer.

- **Increased Flexibility**
  3, 4, or 5% Down Payment Assistance options allow homebuyer more flexibility to choose only what they need to keep interest rates low.
It’s as easy as 1... 2... 3!

1. **Apply through a Participating Lender**
   Communities First works with dozens of participating lenders throughout the State of Ohio. Participating lenders will be able to walk homebuyers through the process and discuss current interest rates.

2. **Verify Eligibility and Obtain Pre-Approval**
   Participating lenders will also be able to assist homebuyers in verifying eligibility for Communities First and becoming preapproved. Eligibility for Communities First is based upon a number of factors including the type of property, credit score, and income limits, among others.

3. **Close on Your New Home!**
   Communities First provides your grant at closing through your participating lender. Once you close, you’re all set to move into your new home - down payment assistance made simple!

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### How do I qualify?
1. Apply through a participating lender
2. Meet standard industry guidelines
3. Not exceed maximum income limits
4. Have a maximum debt-to-income ratio of 45% (subject to change)
5. Have a minimum FICO credit score of 640 (subject to change)
6. Occupy the same property as their principal residence within 60 days

### What are the Income Limits?
- 115% AMI by county, any family size
- Credit qualifying income of homebuyer only

### What Properties are Eligible?
- Single-Family, Owner-Occupied (one unit) principle residence, including condominiums, townhomes, and PUDs
- Duplex - Owner-occupied

### What First Mortgage Types Apply?
- FHA
- VA
- Rural Development
- Conventional

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**CONTACT US OR VISIT US ONLINE:**

**WWW.COMMUNITIESFIRSTOHIO.COM**

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