

Purchase a home in Baltimore City with the **Live Near Your Work Incentive Program**

The Baltimore City Live Near Your Work Program provides a minimum \$2,000 grant to employees purchasing homes in neighborhoods near their place of employment.

PROGRAM DETAILS & FAQs

AT WHAT POINT IN THE HOMEBUYING PROCESS MUST I COMPLETE MY HOMEOWNERSHIP COUNSELING? Homeownership Counseling is mandatory for all LNYW applicants, prior to signing a contract of sale. This includes both the general workshop and the one-on-one counseling session. There are no exceptions to this policy. A list of Baltimore City Approved Homeownership Counseling Agencies can be found in the resources section.

HOW MUCH MONEY IS AVAILABLE THROUGH A LNYW INCENTIVE? The maximum LNYW award is determined by your employer. Check with your HR representative for specific amounts. Baltimore City matches employer contributions up to \$2,500. State of Maryland Employees (this does not include University of MD employees) are only eligible for LNYW if they use the CDA Maryland Mortgage Program. The LNYW funds will be provided in the form of a grant with no security instruments to sign nor lien encumbrance.

WHAT CAN A LNYW INCENTIVE BE USED TOWARD? LNYW grants may be used only for down payment and closing costs in connection with home purchases which will be your primary residence. Any remaining funds after closing costs must be applied as down payment assistance to reduce the principal mortgage. There is no cash back to the borrower nor retroactive payments.

WHAT WILL MY MINIMUM OUT OF POCKET COST BE WITH A LNYW INCENTIVE? Employees must contribute at least \$1,000 toward their home purchase.

HOW WILL I RECEIVE MY LNYW INCENTIVE FUNDS? Incentive funds from the city are provided in the form of two-party check, payable to the borrower and his/her title company. Employees are responsible to make arrangements with their employer to secure their check and deliver it to loan settlement.

WHAT TYPE OF FINANCING CAN BE USED WITH LNYW INCENTIVES? Borrowers must obtain a fixed-rate mortgage from a federally insured lender. Prohibited financing includes: Adjustable Rate Mortgages (ARM), no-document loans, cash sales, and seller financing. No co-signers (persons not residing in the property) are permitted. The mortgage amount cannot exceed the prevailing FHA limit of \$517,500* for single family properties (*this is subject to change).

HOW DO I APPLY FOR A LNYW INCENTIVE? LNYW grant funding-is contingent upon the receipt of a complete electronic application containing all documents required by the Office of Homeownership within 20 days from the settlement date. Early application processing is encouraged. Further application details and instructions are contained in this package.