

**GALVESTON HOUSING FINANCE CORPORATION
WINNIE STREET NEW-HOME PROGRAM
APPLICANT REQUIREMENTS**

A. Applicant Eligibility

1. If a spouse, significant other, or other person over the age of 18 (and not a full-time student), is going to be living in the home, that person's information, income, and signature must be provided, and that person is to be considered an Applicant and as part of the Applicant Household.
2. To qualify for purchase of a new home in the Program, the Applicant(s) must be persons who *reside or intend to reside* in Galveston, Texas and who will use the home as his/her/their primary residence for a period of five years from the date of closing. The Applicant(s) may refinance the primary mortgage on the home within the five year time period, if refinancing to lower the interest rate on the primary mortgage. If the Applicant(s) sells or wants refinancing to get equity out of the home prior to the expiration of five years from closing, the Applicant(s) will be required to pay back the full amount of the forgivable secondary lien described below.
3. The Applicant(s) need not be first-time homebuyers as defined by HUD.
4. The Applicant(s) must not owe any outstanding taxes, fines, or debts to the City of Galveston, Galveston County, or the State of Texas.

B. Income Eligibility

Eligibility for the purchase of new homes in the Program is limited to households in which the combined (total) gross income of all persons over the age of 18 for the 12-month period prior to the closing of the purchase has not exceeded 140% of the Median Income for Galveston County, as established from time-to-time by the United States Census Bureau. All income is to be included in calculation of income, including wages, tips, commissions, child support, Social Security, SSI, etc. GHFC will be the sole judge in its discretion of income eligibility, and its determination will be final.

C. Insurance Requirements

Prior to closing, the Applicant(s) must furnish evidence that the property is insured with homeowner's, flood, and windstorm insurance in an amount sufficient to cover the fair market value of the dwelling, including GHFC's forgivable loan. Insurance will be required during the entire period of GHFC's forgivable loan and must be effective from the date of closing of purchase. **The policy must list GHFC Secondary lien holder and provide GHFC with at least 30 days notice of cancellation for any reason.**