



City of St. Charles First-Time Homebuyer Loan Program

The City of St. Charles is committed to promoting the availability of attainable housing in the community. Purchasing a home in St. Charles is often out of reach for first-time homebuyers due to the market values of St. Charles' housing stock as well as the need for a downpayment. In an effort to make purchasing a home in St. Charles more affordable for local families, the City offers a downpayment assistance program for first-time homebuyers. Funding is provided by the St. Charles Housing Trust Fund.

How it Works

The City's program works in conjunction with Kane County's First-Time Homebuyer Program. Up to \$10,000 in assistance is available from Kane County to income-eligible first-time homebuyers. Up to \$10,000 is available from the City if additional assistance is necessary to meet the County's underwriting criteria.

The loan is a zero-interest, deferred payment loan with repayment at the time of sale or transfer of deed.

Eligibility

The following criteria will determine applicant eligibility:

1. **Income**: The annual gross household income of the applicant's household may not exceed the income limits established in Table 1.
2. **Status**: The applicant(s) must satisfy HUD's definition of a first-time homebuyer, meaning the applicant(s) may not have owned a home for the past three years.
3. **Residency**: The applicant(s) must currently live or work in Kane County and must have lived or worked in Kane County for at least one year at the time of closing.
4. **Location**:
 - a. The property to be purchased must be within the City of St. Charles corporate limits.
 - b. The property to be purchased may not be located in the 100-year floodplain.
5. **Unit Type**: The property to be purchased may be a single-family detached unit, condominium unit, or townhome unit.
6. **Purchase Price**: The maximum purchase price for an existing home is \$240,000. The maximum purchase price for a new construction home is \$272,000. (Values effective 6/1/2021)
7. **Ownership**: The person(s) receiving the loan must plan to live within the dwelling unit, and not rent the unit to other persons.
8. **Downpayment Contribution**: The applicant(s) must contribute a downpayment of at least 1% of the purchase price of the home to be purchased.
9. **Homebuyer Education**: The applicant(s) must successfully complete a homebuyer education course from a HUD certified agency.
10. **Mortgage Approval**: The applicant(s) must have obtained approval for first mortgage financing that comply with the guidelines established by the Kane County's First Time Homebuyer Program.

11. **Home Inspection:** The property to be purchased must pass a general home inspection and a lead-based paint inspection conducted by a Kane County inspector.

Table 1: Income Limits. To be eligible for the program, the applicant's annual gross household income cannot exceed the most recent income limits for a household at 80% Area Median Income based on household size.

	1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household	8 person household
2021 Income Limits (80% AMI)	\$52,200	\$59,650	\$67,100	\$74,550	\$80,550	\$86,500	\$92,450	\$98,450

Source: 2021 income limits published by the Illinois Housing Development Authority (<http://www.ihda.org>)

How to Apply

Kane County Office of Community Reinvestment administers the Kane County and City of St. Charles programs. Kane County OCR staff can be reached via emailed at ocr@co.kane.il.us. For more information, visit <http://www.countyofkane.org/Pages/ocr/firstTimeHomebuyer.aspx>.