



CITY OF SAN ANTONIO NEIGHBORHOOD & HOUSING SERVICES DEPARTMENT

First Responders Homebuyer Assistance Program (FR HAP) *General Information for Sworn Police & Fire Employees*

The First Responders Homebuyer Assistance Program (FR HAP) provides assistance to full-time City of San Antonio sworn SAPD police and sworn SAFD fire employees and cadets by making a 0% interest / No Payments second loan in an amount of \$7,500 or \$15,000. This loan can be used for any combination of the down-payment required by your lender, and some of the additional costs associated with purchasing a home. Only homes located in the Community Revitalization Action Group (CRAG) area are eligible for \$15,000. A detailed map of the CRAG area is available online at www.sanantonio.gov/NHSD. All other homes located within the city limits of San Antonio are eligible for \$7,500.

The first step for homebuyers is to prepare for the home buying process by completing a Homebuyer Education Class. A class is offered by the Neighborhood & Housing Services Department (NHSD). This eight-hour class will educate you about managing your money, understanding credit, obtaining a mortgage loan, and shopping for a home. Visit www.sanantonio.gov/NHSD for details on the next available class session to reserve your seat.

BASIC QUALIFICATION CRITERIA

- ✓ First-time Homebuyer in the City of San Antonio who will purchase their primary residence
- ✓ Full-time City of San Antonio sworn SAPD police or sworn SAFD fire employees and cadets
- ✓ Complete a HUD approved 8-Hour Homebuyer Education Course
- ✓ Homebuyers must make a minimum \$500 earnest money deposit on the purchase contract
- ✓ Home purchased must be located within the city limits of San Antonio
- ✓ Other qualification details will be reviewed, but these are the BASIC criteria

FR HAP FACTS

- FR HAP Loans come in two amounts: \$7,500 (City of San Antonio) or \$15,000 (CRAG area)
- \$15,000 loans will be made for homes located in the CRAG area
- \$7,500 loans will be made for homes located outside the CRAG area but inside San Antonio city limits
- FR HAP loans are taxable income with federal income tax liability spread over 5 years
- FR HAP is a 0% interest, forgivable loan and requires no repayment by the homebuyer
- FR HAP is forgiven over a 5 year period; 1/5th per year for as long as you are employed by COSA
- FR HAP is a second loan; homebuyers must qualify with a private lender for a first loan
- FR HAP will work with the home buyer's first lender to request and complete a FR HAP loan
- FR HAP Loan must be used together with an FHA, VA or Conventional loan
- Funds for this program are limited, unreserved & available on a first-come-first-served basis

Please contact the NHSD offices at www.sanantonio.gov/NHSD

