HIP80 can provide assistance to first-time homebuyers by lending between $1,000 and $15,000 as a 0% interest / No Payments second loan which 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. 100% will be forgiven over a 5 year period while residing in the home. Only homes located within the city limits of San Antonio are eligible.

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 https://www.sanantonio.gov/NHSD/Programs/DownPayment for details on the next available class session to reserve your seat.

**BASIC QUALIFICATION CRITERIA**

- First-time Homebuyer who will purchase their primary residence
- Complete the Homebuyer Education Class offered by NHSD
- Total Household income must be below published limits
- 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
- Home purchase price maximum is set annually
- Other qualification details will be reviewed, but these are the BASIC criteria

**HIP80 FACTS**

- HIP Loan depends on individual need but ranges between $1,000 & $15,000
- HIP is a 0% interest, forgivable loan and requires no payments by the homebuyer
- HIP is a second loan; homebuyers must qualify with a private lender for a first loan
- HIP will work with the home buyer’s mortgage lender to request and complete a HIP loan
- HIP Loan must be used together with an FHA, VA or Conventional loan
- HIP can be combined with Homeownership Program for Employees (HOPE) (City employees)
- HIP can be combined with First Responders Homebuyer Assistance Program (FR HAP) (City employees)

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAX Total Income</td>
<td>$39,800</td>
<td>$45,450</td>
<td>$51,150</td>
<td>$56,800</td>
<td>$61,350</td>
<td>$65,900</td>
<td>$70,450</td>
</tr>
</tbody>
</table>

*Effective 6/28/2019*

Please contact the NHSD with questions at www.sanantonio.gov/NHSD/programs/downpayment