**WHAT IS THE PROCESS**

1. **Qualify for a 1st lien mortgage through your lender**
2. **Home purchased must be located within the City limits of San Antonio**
3. **Complete a HUD Approved Homebuyer Education Class**
4. **NHSO will work with the home buyer’s mortgage lender to request & complete a HIP loan**
5. **Homebuyers must make a minimum $500 earnest money deposit on the purchase contract**

**Facts**

- First-time Homebuyer who will purchase their primary residence
- HIP Loan depends on individual need but ranges between $1,000 & $16,000
- 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 80 loan
- HIP loan must be used together with an FHA, VA or Conventional loan

**2019-2020 Income Limits**

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$40,350</td>
</tr>
<tr>
<td>2 Person</td>
<td>$46,100</td>
</tr>
<tr>
<td>3 Person</td>
<td>$51,850</td>
</tr>
<tr>
<td>4 Person</td>
<td>$57,600</td>
</tr>
<tr>
<td>5 Person</td>
<td>$62,250</td>
</tr>
<tr>
<td>6 Person</td>
<td>$66,850</td>
</tr>
<tr>
<td>7 Person</td>
<td>$71,450</td>
</tr>
</tbody>
</table>

*Combined household income needs to be below income limits shown.*

**Hip80** Homeownership Incentive Program

**Downpayment Assistance**

**Pre-approved for a Home Mortgage? Apply for Down Payment Assistance**

Please contact the Neighborhood & Housing Services Department

[WWW.SANANTONIO.GOV/NHSD/PROGRAMS/DOWNPAYMENT](http://WWW.SANANTONIO.GOV/NHSD/PROGRAMS/DOWNPAYMENT) (210) 207-6469

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SAN ANTONIO, TX 78204

(TEXAS HOME) NEIGHBORHOOD & HOUSING SERVICES DEPARTMENT