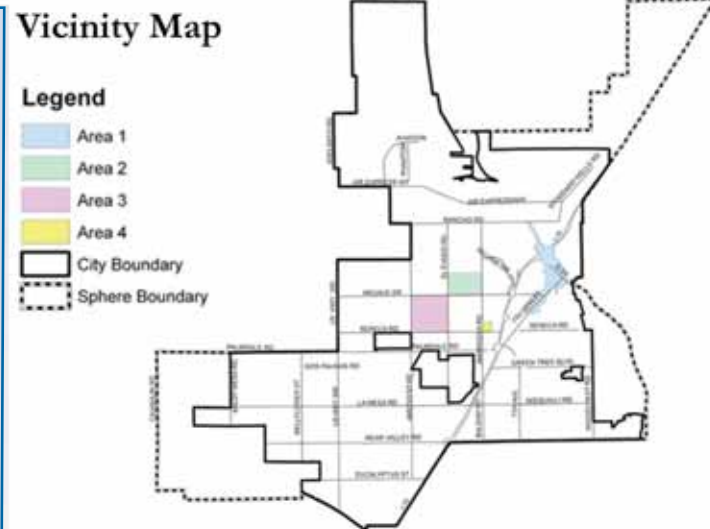


NSP Designated Areas



For more information, contact:
 City of Victorville, Economic Development Department
 Redevelopment Housing Division
 Phone: (760) 955-5032 • Fax: (760) 269-0087
 Email: opportunities@victorvillecity.com
 Website: www.Victorvillecity.com

Neighborhood Stabilization Program (NSP)

Great Program - Limited Time Offer

The City of Victorville introduces the Neighborhood Stabilization Program (NSP) Mortgage Assistance Program (MAP). NSP MAP is a homebuyer program designed to assist with down payment and/or closing costs of purchasing a vacant, foreclosed home in NSP designated target areas within the City of Victorville.

Program Objective:

The City of Victorville's Neighborhood Stabilization Program (NSP) Mortgage Assistance Program (MAP) help revitalize neighborhood impacted by high concentrations of foreclosed homes.



Program Includes:

- *Down payment and/or closing cost assistance for purchasing vacant foreclosed homes*
- *Deferred silent second loan*
- *Qualifying incomes up to \$105,500*

NSP MAP is a deferred silent second loan and is repaid with a shared equity at the time of sale, refinance, at the end of the loan term (30 years), or if the owner ceases to occupy the home as their primary residence. The City can assist with both the amount of down payment and/or closing costs to obtain their home.

See map on reverse side for NSP designated areas.

Homebuyer must meet the income guidelines, purchase a home at a 1% discount below the value of the home, not have had an ownership interest in a property within the last three years, and the home must be located within the NSP designated areas of Victorville.

Coordinate your purchase with one of our approved participating lenders to determine the amount of assistance available.

Current program funds have time limits for availability. So hurry and follow the steps to your dream of homeownership!

Steps to Homeownership

NSP Income Qualifications



**Follow the steps below
to participate in the
Neighborhood Stabilization
Program
Mortgage Assistance Program**

- ✓ Attend a Homebuyer Education Class - Contact Inland Fair Housing and Mediation Board at (800) 321-0911 or online at www.inmedbd.com, Neighborhood Partnership Housing, Inc. at (800) 761-6747 or online at www.NPHousingServices.org, or Neighborhood Housing Services of the Inland Empire at (909) 884-6891 or online at www.nhsie.org to schedule the required homebuyer education training.
- ✓ The Program will provide \$20,000 in NSP MAP funds for use within designated NSP areas for qualified homebuyers.
- ✓ Select a lender from the Participating Lender List (see list on next page).
- ✓ Have lender calculate the maximum sales price you qualify for and the amount of primary loan that your income will support.
- ✓ Select a Realtor.
- ✓ Explain to your Realtor the need to be in the NSP designated area and the 1% discount from the value of the home.
- ✓ Find the house of your dreams in the NSP designated areas (see map on back).
- ✓ Make an offer on home.
- ✓ Your Lender and Victorville Redevelopment will process your loan as quickly as possible.
- ✓ Move in to your new home.
- ✓ Check for additional rewards, such as tax credits.
- ✓ Enjoy and reap the rewards of homeownership!



Family Size	1	2	3	4	5	6	7	8
Maximum Income	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500

(cannot exceed income cap for each category)
*based on 2009 income qualification limits

Participating Lenders

As of August 1, 2009

Lender	Address	City	State	Phone
American Sterling dba American Home Advisors	25225 Perch Drive	Dana Point	CA	949-488-0300
Choice Lending, Inc.	12640 Hesperia Road, Suite B	Victorville	CA	760-245-9433
Coast Cities	15316 Dos Palmas Road	Victorville	CA	760-241-7620
Countrywide Bank, FSB	3400 Central Ave., Suite 300	Riverside	CA	951-550-9516
Evergreen Home Loans	20440 Highway 18, Suite 101	Apple Valley	CA	760-240-8900
First Mutual Mortgage	17993 Highway 18, #107	Apple Valley	CA	760-946-5386
First Mutual Mortgage	2086 S. E St., Suite 101	San Bernardino	CA	909-783-6680
Golden Empire Mortgage	13911 Park Ave	Victorville	CA	760-241-2747
Great Western Financial	13631 Pawnee Rd, Suite A-5	Apple Valley	CA	760-240-5560
High Country Mortgage	17508 Hercules St., Ste. B6	Hesperia	CA	760-948-5626
Mountain West Financial	1209 Nevada St., Suite 200	Redlands	CA	909-557-2234
Mountain West Financial	28200 Highway 189, Suite R120	Lake Arrowhead	CA	909-336-5377
Paramount Residential Mgt	12550 Hesperia Road, Suite 214	Victorville	CA	760-245-7764
Regal Mortgage	17260 Bear Valley Rd #104	Victorville	CA	760-843-8491
South Pacific Financial	18484 Highway 18, Ste 280A	Apple Valley	CA	760-242-8822
Vision Capital	1425 W. Foothill Blvd., Ste. 220	Upland	CA	909-625-8458
Wells Fargo Bank	13024 Hesperia Rd., Suite 103	Victorville	CA	760-843-3899
WK Financial	14240 St. Andrews Dr #204	Victorville	CA	760-955-1816
World Wide Credit dba First Mortgage Capital	14176 Amargosa Rd	Victorville	CA	760-955-6900