

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 \$106,150

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



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 up to \$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 the City of Victorville 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!



NSP Income Qualifications

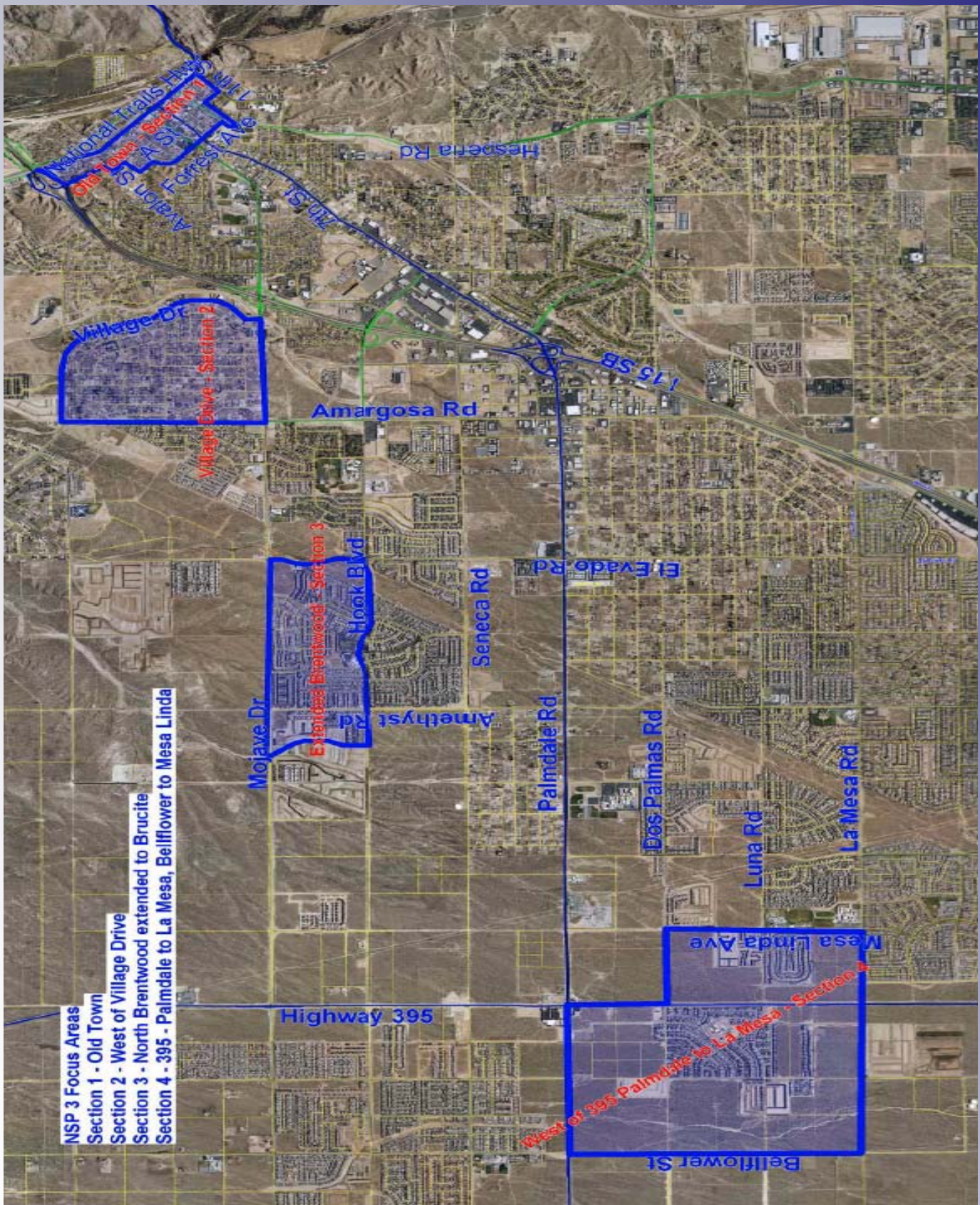
Family Size	1	2	3	4	5	6	7	8
Maximum Income	\$56,300	\$64,300	\$72,350	\$80,400	\$86,850	\$93,250	\$99,700	\$106,150

(cannot exceed income cap for each category)
*based on 2012 income qualification limits

Participating Lenders

Lender	Address	City	State	Phone
<i>As of September 19, 2011</i>				
Alaska USA Mortgage, Co. LLC	15099 Kamana Rd.	Apple Valley	CA	760-813-8112
American Financial Network, Inc.	15316 Dos Palmas Road	Victorville	CA	760-241-7620
Choice Lending, Inc.	12640 Hesperia Road, Suite B	Victorville	CA	760-245-9433
Evergreen Home Loans	20440 Hwy 18, Suite 101	Apple Valley	CA	760-240-8900
First Mortgage Corporation	15040 Seventh Street	Victorville	CA	866-817-8702
iMortgage.com	1250 Corona Pointe Ct., Ste. 301	Corona	CA	951-735-6287
Mortgage Solutions	12530 Hesperia Rd., Ste.201	Victorville	CA	760-241-6101
Mountain West Financial	1209 Nevada St., Suite 200	Redlands	CA	909-557-2234
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
Union Bank	20254 US Hwy 18 17123 Main Street	Apple Valley Hesperia	CA	909-838-5620

NSP Designated Areas



For more information, contact:

City of Victorville

Housing Division

Phone: (760) 955-5032 • Fax: (760) 269-0087

Email: opportunities@victorvillecity.com

Website: www.Victorvillecity.com

