

First Time Homebuyer Program

Down Payment Assistance

\$2+ M

leveraged

13

counties served

21

homes purchased

10

families headed
by a single parent

\$359,188

granted in down payment and closing cost assistance

Data for 2023, the most recent program year for which comprehensive statistics are available. Homes in Johnson County, Kansas City, Lawrence, Topeka, and Wichita are ineligible for the KHRC First Time Homebuyer Program.

UNLOCKING HOME FOR KANSAS

Kansas Housing's First Time Home Buyer Program helps income-eligible applicants with a down payment on a home purchase. To be eligible, applicants must be first time homebuyers or not have owned a home for three years and have a median income at or below 80% of their area. Each homebuyer must make an investment of 1% but no more than 10% of the sale price from their own funds.

The program allows homebuyers to apply for a 0% interest loan in the amount of 15% or 20% of the purchase price of the home. The loan is forgiven if the buyer remains in the home for 10 years!

Find a participating lender at kshousingcorp.org

COMMONLY ASKED QUESTIONS

Q. Why doesn't the program assist with the purchase of properties in Topeka, Lawrence, Wichita, Kansas City, or Johnson County?

A. These areas administer their own HOME funds, which may or may not include homebuyer assistance programs.

Q. What are examples of the income limits?

A. The maximum eligible income for a family of four in:
Allen County is \$61,650.
Sedgwick County is \$68,100.
Leavenworth County is \$82,000.

Please see the income limits on our website for more details.

Q. Do I make payments on the down payment assistance that I receive?

A. No monthly payments are required, but if you sell before 10 years, you will owe on the unused portion. If you live there the full 10 years, the amount is fully forgiven.

Q. Can my 1% be a gift?

A. You can receive a small gift toward your purchase; however, the 1% must be your own funds.

Q. I found a property to purchase that needs a lot of repairs, is this property eligible?

A. Fixer-uppers do not work well with our program because the seller must agree to complete the repairs for the property to pass an inspection.

Q. Does KHRC inspect the property I purchase?

A. Yes, but you must secure your own inspections for your property. Funds you pay for these inspections can count toward your 1%.

Q. Can I build a home with this program?

A. Eligible properties must be existing properties only. A new construction property is eligible only if the contract is placed after the certificate of occupancy is issued.

Q. What kinds of first mortgages can I apply for?

A. KHRC provides a list of lenders for each county. Each lender offers different first mortgage products. Please contact the lenders directly to inquire.

Q. How do I know I am getting the best mortgage available?

A. Make certain to shop your first mortgage by asking a few different lenders for a loan estimate. Compare not only the interest rate, but also the fees charged.

Q. I have poor credit. What is the credit score for the program?

A. The program has no credit score requirement, but you must be able to secure a first mortgage with an interest rate in line with the current market. If you need assistance improving your credit score, please contact a HUD-approved housing counseling agency.