

## SOME THINGS YOU WILL NEED

When you are ready to talk to a SC Housing participating lending partner about becoming a homeowner, you will need:

- Pay stubs from the last 30 days
- Bank account/savings account statements from the prior two months
- Tax returns from the prior two years
- Social Security Card
- Driver's License

You should also be ready to discuss:

- Monthly bills
- Credit card balances
- Other regular monthly payments

(A list of participating lending partners and real estate professionals can be found on our website.)

Visit [SCHousing.com/First-Time\\_Home\\_Buyers](http://SCHousing.com/First-Time_Home_Buyers) for more information.



## ABOUT SC HOUSING

For more than forty years, SC Housing has created quality affordable housing opportunities for the citizens of South Carolina. SC Housing's vision is that all residents have the opportunity to live in safe, decent and affordable housing. SC Housing is self-sustaining and receives no state appropriations. For more information, visit [SCHousing.com](http://SCHousing.com).



### Homebuyer Program



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03/2016

[SCHousing.com](http://SCHousing.com)

# A MORTGAGE YOU CAN LIVE WITH



The South Carolina State Housing Finance and Development Authority (SC Housing) Homebuyer Program can assist you with a loan you can live with – one that's affordable and consistent over the long term.

SC Housing offers:

- Low, fixed interest rates on FHA and conventional loans
- Repayable and forgivable down payment assistance

## DOWN PAYMENT ASSISTANCE

For many people considering a first home purchase, saving enough money for the down payment and other costs can be a challenge. At SC Housing, we understand this, and we are here to help you meet this challenge with a variety of down payment programs. Depending on your income level, you may qualify to receive down payment assistance.

## HOW TO APPLY

To apply, contact one of the participating lending partners or real estate professionals on our website at [SCHousing.com](http://SCHousing.com) and ask about SC Housing mortgage loan programs. They will help you determine a mortgage and home price you can afford.

## BENEFITS OF HOMEOWNERSHIP

- A mortgage can be lower than a monthly rent payment.
- Owning a home allows you to build equity. A home can become an asset that increases in value over time.
- Mortgage interest you pay may be tax deductible. (Consult your tax professional for more information.)
- Our low, fixed rates mean that your payments will be stable and predictable.



## SC HOUSING LOAN CRITERIA

- In some cases, you may qualify as a "First-Time Homebuyer" with SC Housing even if you have previously owned your own home. (Requirements vary by county, household income and sales price.)
- All homes financed by SC Housing must be occupied by the owner and serve as their primary residence.
- Loans may be used for new and existing single-family homes, condominiums, townhouses and off-frame modular homes.



- Single parent households, veterans and households with disabled family members often qualify as first-time homebuyers regardless of previous homeownership.
- Other qualifications apply, including those related to your past credit history, household income, employment history, and the property.

Call or visit a SC Housing participating lending partner for more information. Not all applicants will qualify.

QUALIFIED  
HOMEBUYERS  
CAN RECEIVE:

Down Payment  
Assistance