

2025 FIRST-TIME HOMEBUYER GRANT PROGRAM

Scott County CDA offers down payment and closing cost grants to eligible First-Time homebuyers purchasing a home in Scott County. Applicants must be active participants in our Homebuyer Counseling Program, have completed a HUD-approved Education Course, and meet all other criteria below. **In 2025, the maximum grant amount is \$5,000. Funds are limited and grant is never guaranteed.** If awarded, this is a grant not a lien. No repayment required. Grant cannot be used with the SCCDA Community Land Trust program.

Grant Eligibility Criteria is Below:

Prior to Signing a purchase agreement

1. Must have completed a minimum of 1 Pre-purchase counseling session within the last 12 months. First session must be completed **at least 60 days prior** to signing the purchase agreement.
2. Must have completed either a Homestretch Homebuyers Education Workshop within the last 5 years **OR** the online course, **FRAMEWORK** within the last 2 years.

3. All persons listed on mortgage, loan, purchase agreement and title must be First-time Home buyers—*not have owned a home or property in the last 3 years. (Manufactured/Mobile Homes Excluded).*
4. **Must meet the Household income guidelines (see below):**
 - Household size of **1-2**, cannot make more than **\$124,200 per year**
 - Household size of **3** or more cannot make more than **\$142,800 per year**

** The CDA counts income from **all** household members 18 and older and all parties on the mortgage. Dependents who are full-time students are excluded. The CDA works with your lender to calculate and verify income.*
5. Must purchase home in Scott County
6. Grants must be used towards closing costs or down payment
7. Purchase price must be **\$405,000 or less**
8. Must put in at least **\$1,000 of own money for down payment or closing costs**
9. Down payment, from borrower's own funds or gifts, **must not exceed 5% of purchase price** (Closing costs and down payment assistance excluded)
10. Homebuyer applying for grant must be listed on the mortgage loan and purchase agreement
11. Must be purchasing a single-family home, condo, or townhome
12. Must occupy home after purchase as primary residence, cannot be used as an investment property
13. Must be a fully amortizing, fixed rate mortgage. Cannot be contract for deed or private party transaction, including purchasing from family members
14. Must be able to qualify for mortgage amount without the grant. Grant money cannot be basis for qualifying for a higher mortgage amount
15. Must be in good standing with Scott County CDA
16. Must NOT have received a SCCDA Grant before