

The West Virginia Northern Panhandle Consortium's First Time Home Buyer program (FTHB) assists individuals and families in obtaining affordable housing within Hancock County, Brooke County, and the City of Weirton by providing down-payment and closing cost assistance **up to** \$10,000. The money is distributed on a first-come, first-serve basis in each jurisdiction, and is limited to a certain number of families per year.

Please Note: This is a forgivable loan not a grant

How to Receive Service

To be eligible for the FTHB forgivable loan, you must meet the following:

- Be a first time home buyer
- Meet income eligibility for the area and family size (*see below*)
- Have a signed real estate agreement for the following areas: Brooke and Hancock Counties or the city of Weirton
- Have a pre-qualification agreement with a qualified lender
- Provide a \$50.00 application fee
- The maximum loan amount for the home must not exceed **\$144,000.00**
- Applicant must have a recent (less than 2 years) HUD Certified Housing Counseling Certificate before applying for down payment assistance
- The house must meet HUD's Housing Quality Standards prior to funding
- If the home you wish to buy was built prior to 1978, HUD and EPA's Lead-Based Paint Rule applies. Prior to requesting a HOME inspection, make sure the property is free of any chipping, cracking, and caulking or degraded paint (paint coming loose from the surface). Surfaces to examine are any painted surface that is exposed to weather, moisture, friction or frequent traffic. **If any noted degraded paint is evident on the property, it must be painted (encapsulated) prior to the HOME inspection.**

Weirton/Hancock Co./Brooke Co Only

Down Payment Assistance

Annual Gross Total Family Income

Effective 6-15-23

1	Person	\$43,900
2	Person	\$50,200
3	Person	\$56,450
4	Person	\$62,700
5	Person	\$67,750
6	Person	\$72,750
7	Person	\$77,750
8	Person	\$82,800