

ZERO-INTEREST HOME REPAIR LOANS

Issued March 6, 2015

Effective April 1, 2015

The City of Springfield has a housing rehabilitation loan program for certain neighborhoods. In addition to 5%-interest loans, other funds are available at zero interest to cover from one-fourth to all of the rehabilitation costs for eligible homeowners. Deferred zero-interest loans do not have to be repaid until ownership of the property is transferred, or until the property ceases to be owner-occupied. The amortized loan amounts are amortized up to 20 years at 5% interest.

TABLE FOR CALCULATING LOAN TERMS BASED ON HOUSEHOLD INCOME AND HOUSEHOLD SIZE

	<u>1-person</u>	<u>2-person</u>	<u>3-person</u>	<u>4-person</u>	<u>5-person</u>	<u>6-person</u>	<u>7-person</u>	<u>8-person</u>
Median	\$39,200	\$44,800	\$50,400	\$55,900	\$60,400	\$64,900	\$69,400	\$73,800

Above 80% of median: Not eligible for program.

80% of

Median	31,300	35,800	40,250	44,700	48,300	51,900	55,450	59,050
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Between 70% and 80% of Median: 25% Deferred/ 75% Amortized

70% of

Median	27,440	31,360	35,280	39,130	42,280	45,430	48,580	51,660
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Between 60% and 70% of Median: 50% Deferred/ 50% Amortized

60% of

Median	23,520	26,880	30,240	33,540	36,240	38,940	41,640	44,280
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Between 50% and 60% of Median: 75% Deferred/ 25% Amortized

50% of

Median	19,600	22,400	25,200	27,950	30,200	32,450	34,700	36,900
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Below 50% of median: 100% Deferred/ 0% Amortized

ELIGIBLE NEIGHBORHOODS. Zero-interest deferred loans and 5% amortized loans are available to eligible homeowners in selected census tracts identified in the Consolidated Plan.

NOTES AND DEED OF TRUST. To ensure eventual repayment of a loan, the property owner must sign a promissory note(s) and provide the City with a deed of trust for the loan amount. The balance is payable at the time ownership is transferred, or when the property ceases to be owner-occupied.