

1. You are seeking to purchase a home in Allegheny County outside the City of Pittsburgh.
2. You have not owned a home in the past 3 years (some exceptions for persons who have recently divorced).
3. You agree that the home you purchase will be your primary residence and may not be rented on a long or short-term basis (vacation rentals).
4. You understand that you need to reside in the home for six years or you will need to repay the county loan
5. You have a steady source of income and can qualify for a primary mortgage loan from a lender in an amount that will permit you to find a home in move-in condition.
6. You agree that after the lender approval, you will need to submit additional information to ACTION-Housing, Inc. and be approved by County of Allegheny prior to purchase.
7. You have the ability to contribute \$1000 in cash towards purchase of the home.
8. You will have enough cash in the bank, remaining after the sale, to cover two months of mortgage payments.
9. You understand the total income from all adults in the home is below the income limits for this program; this includes wage income, disability income, child support, pension or retirement income and income derived from any assets.
10. You cannot use the county loan funds for renovations of the home.
11. You will be responsible for payment of property taxes and insurance coverage for the home, usually as part of the mortgage payment.
12. You will be responsible for applying for the homestead tax abatement after the purchase is complete; abatement does not transfer with the purchase.
13. You agree to complete a homebuyer counseling program with a HUD trained and certified counselor.
14. You are purchasing the home for your own residence as a natural person and not a trust, corporation or other entity.