

Welcome Home Program

- **Welcome Home - Helps 3,000 First Time Homebuyers purchase a home**
- **Generates over \$1 BILLION in Real Estate Sales**
- **Builds over 500 New Homes**
- **Leverages \$15 million in private investments**
- **Expires on November 30, 2009**



What Is The Welcome Home Program?

Congress passed an \$8,000 First Time Homebuyer tax credit for homes bought between January 1 and November 30, 2009. The Welcome Home program is a short term bridge loan that makes the tax credit available as a down payment.

How Does The Welcome Home Program Work?

- \$2 million is appropriated to The Montana Housing Division in HB645. This money is put into a Contingent Loan Acquisition Fund, which leverages private dollars. The unspent portion of the \$2 million will revert back to the general fund on Aug. 1, 2010.
- The Montana Housing Division works with private lenders and qualified nonprofits to make \$15 million in capital available. This capital will be used as short term loans of \$5,000 to qualified first time homebuyers.
 - First time homebuyers must participate in “homebuyer education courses” that decrease default rates.
 - First time homebuyers must contribute \$1,000 into the closing of a home in addition to the bridge loan. Including
 - A fee of \$500 that will cover the cost of administering the program.
 - \$150 bonus will be refunded when the short term loan is repaid

Welcome Home Program will save 3,000 first time homebuyers over \$12,000 each