




Welcome Home Program


-  Will help 3,000 first-time homebuyers purchase a home
-  Will generate over \$1 billion in real estate sales
-  Will build over 500 new homes
-  Will leverage \$15 million in private investment
-  Expires on November 30, 2009

What Is The Welcome Home Program?

Congress passed an \$8,000 first time homebuyer tax credit available for purchases between January 1 and November 30, 2009. The Welcome Home Program seeks to create a short term bridge loan that makes the tax credit immediately available as a down payment.

How Does The Welcome Home Program Work?

 The program would be created by appropriating \$2 million in House Bill 645 (the federal economic stimulus allocation bill) to the Montana Housing Division. This money would be placed into a Contingent Loan Acquisition Fund to leverage any private dollars committed to the program. *The program is designed to be revenue neutral.* The unspent portion of the \$2 million would revert back to the state general fund on Aug. 1, 2010.

 The Montana Housing Division would work with private lenders and qualified nonprofits to make \$15 million in capital available for the program. This capital would be used as short term loans of \$5,000 to qualified first time homebuyers.

- First time homebuyers must participate in a “homebuyer education course” to decrease default rates.
- First time homebuyers must contribute \$1,000 to the closing of a home purchase in conjunction with the bridge loan, including a fee of \$500 that will cover the cost of administering the program.
- First time homebuyers will receive a \$150 bonus when the bridge loan is repaid.

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

The Welcome Home Program is a joint effort of the Montana Building Industry Association, the Montana Association of REALTORS®, and NeighborWorks Montana.