



Montgomery County Community DEVELOPMENT

Montgomery County Down Payment Assistance Program

Administered by Easter Seals Greater Houston
HUD-certified Homebuyer's Education provider

April 2025

Up to \$12,600

Down Payment Assistance (Direct Home Subsidy)

ELIGIBILITY:

- Maximum Direct HOME subsidy is \$12,600 per household
- Meet income guidelines (below 80% Area Median Income)
- Complete a HUD-approved Homebuyer's Education Class
- Have not owned a home in the last 3 years
- Be a Citizen of U.S.A. or Permanent Resident Alien
- Purchase home in Montgomery County (outside the city limits of Conroe, i.e., does not pay city of Conroe taxes)
- Maximum sales price: \$282,000, Existing Home - \$292,000, New Home
- Debt-to-income Housing ratio is 45% (mortgage payment & fixed debt)
- Qualify for a 30-year fixed-rate FHA, Conventional, USDA, or VA loan with a lender of your choice
- All properties must pass an HQS inspection conducted at the program's expense. Properties built prior to 1978 are subject to a visual assessment for deteriorated paint (i.e., peeling, chipping, and flaking) surfaces at initial inspection of all interior and exterior painted surfaces to evaluate potential lead paint hazard. If the presence of deteriorated paint is determined, the property will not be considered eligible
- Double-wide Manufactured homes, not older than 15 years, are allowable
- Subsidy covers down payment, closing costs & pre-pays, with **no cash back to borrower at closing**

AMI%	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
80%	\$56,650	\$64,750	\$72,850	\$80,900	\$87,400	\$93,850	\$100,350	\$100,800

****Assistance (Direct Home Subsidy) contingent upon availability of funds***

For more information, please call (346)330-3904 or (832)808-6244

1600 Lake Front Circle, Ste 218 || The Woodlands, 77380

E-mail: lgarman@eastersealshouston.org

Visit our website: www.eastersealshouston.org