



Montgomery County *Grants & Community* DEVELOPMENT

DOWN PAYMENT ASSISTANCE PROGRAM

Administered by Easter Seals Greater Houston
HUD-Certified Homebuyer's Education Provider

June 2026 - June 2027

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% of 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: \$285,000 (Existing Home) - \$291,000 (New Home)
- Debt-to-income Housing ratio is 43% (mortgage payment & fixed scheduled debt)
- Applicant(s) must invest a minimum of \$500.00 toward the purchase.
- Required minimum average cash assets of \$500.00
- Qualify for a 30-year fixed-rate FHA, Conventional, USDA, or VA loan
- All properties must pass an HQS inspection conducted at the program's expense. Properties built before 1978 are subject to a visual assessment for deteriorated paint (i.e., peeling, chipping, and flaking) to evaluate potential lead paint hazards. 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, prepaids, 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%	58,250	66,600	74,900	83,200	89,900	96,550	103,200	109,850

Down Payment Assistance (Direct Home Subsidy) contingent upon availability of funds

For more information, please call 832.808.6244 or 713.838.9050

E-mail: LGarman@eastersealshouston.org

Visit our website: www.eastersealshouston.org