



City of Lathrop

GAP Loan Program

Downpayment Assistance Program

For Home Purchases

✓ **WHAT IS THE GAP LOAN PROGRAM?**

The City of Lathrop GAP Loan Program provides deferred downpayment assistance loans, 20% of the sales price up to \$40,000 (whichever is the lesser), to low income, first-time homebuyers for the purchase of homes in the City of Lathrop. The loans are intended to bridge the “GAP” between the cost of a home and what a low-income household can afford. All such loans are processed on a first-come, first served basis.

✓ **WHAT ARE THE QUALIFICATION REQUIREMENTS?**

- You may not have owned a home during the past three (3) years;
- Your house payment cannot be greater than 38% of your gross monthly household income;
- Your total debt cannot be greater than 43% of your gross monthly household income;
- You must obtain a 30-year, fixed rate primary loan, with no co-signers, from a lender of your choice.
- You must provide a cash down payment equal to at least 1% of the purchase price.
- You must currently either reside or work in San Joaquin County for a minimum of twelve (12) months prior to submitting your application to the County.
- You must pay off all collections and judgments prior to the close of escrow.
- You must obtain a “Certificate of Completion” from a HUD-approved homebuyer class and provide the Certificate to the County prior to the close of escrow.

COUNTY-APPROVED HOMEBUYER’S CLASS	CONTACT NUMBER
Visionary Home Builders of California	(209) 466-6811
NID-HCA	(209) 952-8806
Neighbor Works	(916) 452-5356

✓ **ELIGIBLE PROPERTIES**

- Home must pass a HUD Section 8 standard inspection. (This is conducted by a County inspector at no charge):
- Properties that are tenant-occupied as of the date of purchase offer are not eligible; and
- The maximum allowable cost of a home is \$623,817.

HOUSEHOLD

Family Size	Maximum Income
1	\$ 54,000
2	\$ 61,700
3	\$ 69,400
4	\$ 77,100
5	\$ 83,300
6	\$ 89,450

✓ **SPECIFICS ABOUT THE COUNTY LOAN**

- Secured by a second deed of trust;
- Down payment assistance is 20% of the sales price up to \$40,000;
- Payments may be deferred over a 30-year period at 2% interest;
- Purchased home must be located in the Lathrop city limits;
- To Secure the loan, the homebuyer agrees to occupy the home as their principal residence.
- Once the home is purchased, there are no further income restrictions.

✓ **HOW TO PROCEED**

The City of Lathrop's Program is administered through the San Joaquin County Neighborhood Preservation office. After you have been pre-qualified by a lender for a primary loan, contact the Neighborhood Preservation office at (209) 468-3175 to apply.

To begin the pre-qualification process with San Joaquin County please provide the following documents:

1. Three (3) months pay stubs for each applicant as well as any other income.
2. Six (6) months most-recent bank statements.
3. Three (3) years of most recent Federal tax returns and W-2's.
4. Lender approval letter.
5. Lender loan application (Form 1003).
6. Credit report not more than thirty (30) days old.
7. 4506T Form

Additional documentation will be required from the borrower and the first mortgage lender. For more program information email neighborhood@sjgov.org.

