Grant Terms

1. Grant amount is based on the financial need of the applicant's household, selling price of property, and household assets.
2. Assistance up to a maximum of 10% of the estimated affordable sales price (not to exceed $10,000) for participants.
3. Assistance amount is based on the selling price, liquid assets, closing costs, mortgage amount, and other fees paid in the acquisition of the property.
4. Interest rate of zero percent (0%).
5. Repayment only if:
   - Home is sold, conveyed, granted or otherwise transferred;
   - Vacated or abandoned as a primary residence within 15 years from the date of purchase of the property;
   - Used as investment or income-producing property.

Proper Disclosure

1. All assets must be fully disclosed at the time of application;
2. If at any time, financial information changes while going through the program, the applicant must immediately notify the First Time Home Buyer's Program or may be subject to declination.

Contact Us

Montgomery County Office of
Housing & Community Development
DeKalb Center Norristown
1430 DeKalb Street
Norristown, PA 19404-0311
610-278-3540
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montcohhs@montgomerycountypa.gov
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Kayleigh Silver, Administrator

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May 2026

MONTGOMERY COUNTY, PA
DEPARTMENT OF HEALTH & HUMAN SERVICES

Montgomery County First Time Homebuyers Program

Home Buying Assistance For The Year 2026

About the Program

The Homebuyers Program, established and administered by the Commissioners and the Office of Housing & Community Development, is directed to assist low, moderate, and median income households interested in purchasing a home in Montgomery County. Eligible participants may receive assistance with down payment and closing costs. Participants are required to complete a counseling package and meet with the counselor one-on-one to go over:

- Budget
- Credit
- Mortgage financing, and
- Home ownership responsibilities.

The program is funded through the County's Affordable Trust Fund in coordination with the Recorder of Deeds.

Application Process

Call the Office of Housing & Community Development at (610) 278-3540 for an application. Funds are available to all qualified applicants on a first-come, first-served basis. The Housing Programs Manager administers the Program. Eligible households must be income and loan eligible <u>before entering into an agreement of sale</u> (or putting a deposit on a property). There is a $25.00 non-refundable fee payable at the time of application.

Household Eligibility

To be eligible for a loan, the household must:

- Be a first-time homebuyer or not have owned a home within the previous three years;
- Have a household income below the area median income;
- Intend to occupy the property purchased as a primary residence;
- Be creditworthy and able to qualify for a mortgage (Conventional, FHA, or VA) at or below the current market rate;
- Currently reside and/or be employed full-time in Montgomery County at the time of application and closing;
- Complete the required counseling program before executing any contract of sale for the purchase of real estate;
- Have a minimum of $3,000.00 liquid assets at the time of application (no gifts of cash or equity permitted towards the first 3%).

2026 Household Income Limits

Family Size	80% Median Income	Median Income
1 Person	$68,750	$85,900
2 Person	$78,550	$98,200
3 Person	$88,350	$110,500
4 Person	$98,150	$122,700

Household income cannot exceed 'Median Income'

Cash Requirements

The minimum cash requirements from the program participants is:

- Required
  - Three percent (3%) of the sales price towards the down payment.
  - Two months' mortgage reserve (PITI) prior to the issuance of a letter of intent.
- Applicants must obtain a Home Warranty for the property acquired.
- Applicants must use their own liquid assets (savings, checking, money markets, certificates of deposits, mutual funds, stocks, bonds, etc.) prior to Homebuyer Funds.
- Assistance is not available if the applicant has 10% or more of the sales price to put towards the purchase.
- Assistance amount is based on the selling price, liquid assets, closing costs, mortgage amount, and other fees paid in the property acquisition.

Property Eligibility

Property purchased under the program must:

- Be an existing or newly constructed single-family residence located in Montgomery County;
- Have a contracted sales price that does not exceed the Program's determined affordability;
- Meet local codes, Housing Quality Standards, and lead-based paint standards.
- Be acceptable to the primary lender and insurer of the property.