



JACK B. JOHNSON  
County Executive

## American Dream Downpayment Initiative (ADDI)



*"A New Program for First-time Homebuyers in Prince George's County"*

Department of Housing and Community Development  
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Largo, Maryland 20774  
(301) 883-5570

Prince George's County affirmatively promotes fair housing and equal opportunity, and does not discriminate on the basis of race, color, or religion, sex, handicap, familial status or national origin in the administration of or access to benefits in its Federally-assisted programs and activities.



Thomas M. Thompson  
Director



Kenneth A. Stewart  
Deputy Director, Capitol Markets



**Another Livable Community Initiative**

## What is ADDI?

ADDI is the American Dream Downpayment Initiative, which provides downpayment and closing cost assistance to low-income families who are first-time homebuyers for the purchase of single-family housing that will serve as the family's principal residence. Encouraging homeownership is a core objective of the Prince George's County's Department of Housing and Community Development. Many first-time homebuyers are unable to save enough money to pay downpayment and closing costs and as a result, this is one of the most significant obstacles to homeownership among low-income families. The purpose of ADDI is to provide funding targeted for low-income families to be used for downpayment and closing cost assistance to remove this obstacle.

## How do I qualify?

In order to be eligible for ADDI assistance an applicant must:

- Be a "first-time homebuyer";
- Contribute a minimum of \$1,000 toward the purchase of the home;
- Be a "low-income family";
- Use the house as their principal residence;
- Successfully complete a HUD approved homebuyer counseling course; and
- Qualify for a first mortgage.

## How much assistance can I receive?

The minimum amount of ADDI funds is \$1,000, with a maximum amount of \$5,000 per family.

## Are there any special requirements?

All ADDI funds will be secured by a Note and Deed of Trust, forgivable at a rate of 20% per year for 5 years (the "Affordability Period"). The security documents do not allow for subordination of the ADDI loan other than to the purchase money financing used to acquire the property. If a property is sold during the

Affordability Period, the homeowner must repay the pro-rata share of the ADDI Assistance remaining due based on the number of years the property was occupied as the principal residence.

## When can I receive the funds?

Funds will be available for settlement 30 days after your ADDI provider receives the following:

- Certificate of Completion from HUD approved homebuyer counseling course;
- Executed Purchase Contract;
- Copy of first mortgage lender's approved credit package;
- Termite inspection report;
- Home inspection report;
- Appraisal;
- Draft of HUD-1 Settlement Sheet from ADDI approved settlement company; and
- Completed ADDI Application package which includes:
  - ▶ Income verification forms;
  - ▶ Proof of cash contribution;
  - ▶ Signed ADDI Application Affidavit; and
  - ▶ Relocation Disclosure Letter;

## How do I apply?

To get started, or get more information on the program, you will need to contact one of our ADDI providers listed below:

**Kairos** (301) 899-8487

**Housing Initiative Partnership** (301) 699-5875