

Monroe County Homebuyer Program Eligibility

Monroe County and The Housing Council at PathStone are partners in making homeownership a reality for low-to-moderate income households interesting in owning their first home within the County of Monroe, outside of the City of Rochester.

The Monroe County grant can assist with closing costs and/or down payment **up to \$10,000!**

*Please review the program & eligibility requirements below OR
contact our team for more information*

PROGRAM REQUIREMENTS:

- ✓ Home must be purchased in suburban Monroe County, and outside the City of Rochester
- ✓ Mortgage Product must be affordable: 30% Housing Ratio | 43% Debt-to-Income (DTI) Ratio
- ✓ Purchase price and appraised value cannot exceed: **\$209,000**
- ✓ Receive a Grant Award Letter BEFORE entering into a purchase contract
- ✓ Home Inspection is required and report is reviewed by Monroe County for health & safety issues

ELIGIBILITY REQUIREMENTS:

- ✓ Complete Homebuyer Education course through The Housing Council
- ✓ Have not owned real-estate in the last 3 years
- ✓ Credit score of 620 (or higher) and all judgements - liens - collections must be satisfied
- ✓ \$1,500 minimum saved and dedicated towards purchasing a home
- ✓ Homebuyer must use the grant toward their primary residence
- ✓ Homebuyer must be a United States citizen or legal resident
- ✓ Complete Post-Purchase Education within one (1) year of purchase

FY2025 **Total household annual income must be at or below 80% Area Median Income:

Number of individuals who will live in the house to be purchased	MAXIMUM Annual Income <i>**for all household members over the age of 18</i>
1	\$58,200
2	\$66,500
3	\$74,800
4	\$83,100
5	\$89,750
6	\$96,400
7	\$103,050
8	\$109,700

If you believe you are eligible visit our [website](#), email homebuyer@pathstone.org or call 585-546-3700 to request an intake packet.

If you are concerned you are not eligible at this time, there are many resources that can assist you or offer alternatives:

Help with credit or savings? Contact the Financial Empowerment Center at 585-252-7110

Make too much money? Attend our Homebuyer Education course. It is available to everyone and could prevent costly mistakes many first time homebuyers make. You may be eligible for other down payment assistance programs made available directly through area lenders.

Need Down Payment or Closing Cost Assistance?

- **Home Buyer Dream:** Participating lenders can enroll you in this down payment and closing cost assistance program. Click the link for the complete list of lenders and sign up for Home Buyer Education - it's required!
- **First Time Buyer & Lender Credits:** Various programs made available at area banks. Make sure to ask the financial institutions you have a relationship with what they have available.
- **VA, FHA or USDA:** Government sponsored mortgages with low or no down payment options
- **Closing Cost Assistance Loan:** PathStone Enterprise Center - Contact Jay Elmore at JElmore@pathstone.org

****Sign up for our Homebuyer Education Course - it's required for most grant assistance programs!!****

Are you interested in purchasing *OUTSIDE* of Monroe County?
Contact PathStone's First Time Home Buyer program serving the area you wish to call home.

COUNTY	CONTACT
Orleans	Paul Towsley PTowsley@pathstone.org BATAVIA Office: 585-343-2188 CANANDAIGUA Office: 585-626-4097
Genesee	
Wyoming	
Livingston	
Ontario	
Wayne	
Ulster	Eileen Clifford EClifford@pathstone.org NEWBURGH Office: 845-569-0770 ext 112
Sullivan	
Orange	
Dutchess	
Putnam	
Westchester	

Don't see the county you are interested listed? Check [HUD.gov](https://www.hud.gov) for more HUD approved programs in your area.