

# Fairfax County First-Time Homebuyers Program

Homeownership opportunities for moderate-income families purchasing in Fairfax County



A Fairfax County, Va., publication  
May 2019



**Take the first step toward  
owning a home for you  
and your family**

## Homeownership Opportunities

- Affordably priced new and resale townhomes and condominiums are available to first-time homebuyers in Fairfax County

Current home prices range from \$95,000 to \$190,000

\*Restrictive covenants apply; see back page

## Who is Eligible for Homeownership Opportunities?

- First-time homebuyers and individuals who have not owned a home in three years. Certain exceptions apply.
- Households with at least \$25,000 in income and not more than the maximum income limits.
- Households who can qualify for a home loan and have credit scores of 620 and above.
- Households with 3 percent down payment, plus closing costs and at least one month of savings.
- Households with individuals aged 55 or older may qualify for special criteria or offerings.

## How Do I Apply?

1. Attend a First-Time Homebuyers orientation session;
2. Attend a certified homeownership class;
3. Have a lender complete a First-Time Homebuyers Lender Letter;
4. Submit a completed application package; and
5. Attend an application session, when application is approved.



## Income Limits

### Household Size      Maximum Income

Updated May 2019

1 Person	\$ 59,450
2 People	\$ 67,900
3 People	\$ 76,400
4 People	\$ 84,900
5 People	\$ 91,700
6 People	\$ 95,500
7 People	\$ 105,300
8 People	\$ 112,050

**Note:** Income Limits are subject to annual adjustments. Visit [www.fairfaxcounty.gov/housing/homeownership/homebuyers](http://www.fairfaxcounty.gov/housing/homeownership/homebuyers) for the most current income limits.

## How Are Homeowners Selected?

Potential buyers who follow all of the application steps and are approved to participate in the First-Time Homebuyers Program will receive an eligibility certificate to participate in the selection process. The certificate will show your household size, financial resources and preference points.

First-Time Homebuyers Program properties for sale are listed on our website. You must have the appropriate family size and financial resources to participate in the selection of a home. Households with the highest preference points will be considered first. If a home includes accessible features, priority is given to those who have a disability requiring the home's features.

A maximum of nine (9) preference points are awarded to those who:

- Live or work in Fairfax County (5 points)
- Have at least one child under the age of 18 Or a dependent with disabilities (1 point)
- Participate in the program each year (Maximum of 3 points)

# Fairfax County First-Time Homebuyers Program

Homeownership opportunities for moderate-income families purchasing in Fairfax County



## Affordable Homes Homeownership Resource Center Homebuyer Education

To keep these homes affordable, 30-year covenants\* apply.

### Each Homeowner Must:

- Live in the home as your primary residence; that means no renting is allowed.
- Contact First-Time Homebuyers (FTHB) staff before refinancing the home.
- Offer the FTHB home back to Fairfax County when interested in selling the home.
- Sell your home at a price determined by the FTHB Program during the 30-year control period.

**\*Note:** Ownership, occupancy and resale of properties are subject to restrictive agreements called covenants. Owners are responsible for all home maintenance, home improvements, and compliance with homeowner or condominium fees, rules and regulations.

### The First-Time Homebuyers (FTHB)

**Program** has been providing affordable homes primarily through the Affordable Dwelling Unit (ADU) Program to low- and moderate-income households since 1992. Homes are offered at sale prices well below the sale price of other homes in the same development. Affordable Dwelling Units (ADU) are provided under provisions of Fairfax County's Zoning Ordinance.

## FOR MORE INFORMATION

### Homeownership Resource Center

#### Customer Service Hours

Wednesday: 1 to 4 p.m.

All other weekdays: 9 a.m. to 4 p.m.

### Fairfax County First-Time Homebuyers Program

**Call:** 703-246-5087, TTY: 711

**Email:** [FTHBhomeownership@fairfaxcounty.gov](mailto:FTHBhomeownership@fairfaxcounty.gov)

**Visit us on the web:**

[www.fairfaxcounty.gov/housing/homeownership/homebuyers](http://www.fairfaxcounty.gov/housing/homeownership/homebuyers)

**Visit us in person:** 3700 Pender Drive, Suite 100

Fairfax, VA 22030-6039



To request this information in an alternate format, call the Fairfax County Department of Housing and Community Development at 703-246-5101 or TTY 711. Please allow 48 hours in order to make arrangements.