

# Utah Home Run Grant

## **Are there additional funds that will ultimately increase the number of Home Run Grants?**

- No. The Legislature has not appropriated additional Home Run funds so the number of grants will remain at approximately 1,600 as originally announced.
- Home Run Grant commitments are being issued very quickly and the available funds will be depleted shortly. When that occurs, UHC will no longer be able to accept Home Run Grant requests.

## **Steps to obtain a Home Run Grant?**

- Buyer signs a contract to purchase a newly-built, never-occupied, single-family home.
- Buyer applies for mortgage loan through an Approved Home Run Mortgage Lender ("Approved Lender") and obtains written loan underwriting approval.
- Buyer furnishes Certificate of Occupancy or Municipal Final Inspection to Approved Lender.
- Approved Lender submits a Home Run Grant Request to Utah Housing with the required documentation.
- Approved Lender receives from Utah Housing a written Home Run Grant Commitment authorizing the Grant for the Buyer.
- The purchase closing is scheduled at a title company.
- As soon as closing documents have been signed, the title company faxes required documents to Utah Housing to request that a wire of \$6,000 be sent to the closing.
- **The Home Run Grant Commitment must be dated prior to the closing documents.**

## **What is the \$6,000 Home Run Grant?**

The Home Run Grant is a mortgage assistance program that grants \$6,000 to home buyers who purchase a newly-constructed, never-occupied, primary, single-family residence in Utah. The Home Run Grant is funded by the Housing Relief Restricted Special Revenue Fund, established by Utah Governor Jon Huntsman, the Utah State Legislature, and Utah Housing Corporation.

## **Who is eligible to receive a \$6,000 Home Run Grant?**

- Home buyers (any person taking title) must meet the following income restrictions:
  - Single person, \$75,000
  - Married couple, \$150,000
  - If more than one unmarried person is taking title to the Eligible Home, each such single person is subject to the \$75,000 income limit.

- Home buyers must occupy the purchased home as a primary, permanent residence no later than 30 days after closing.
- If home buyers need a mortgage loan to purchase the home, the loan must be a fixed interest rate, amortizing mortgage loan with a term of 30 years or less. Cash buyers can also qualify by contacting Utah Housing Corporation directly.
- The Home Run Grant Program is effective for home purchases closed after a Home Run Grant Commitment has been issued for that specific transaction. Unfortunately the grant funds may not be issued for homes purchased without the Home Run Grant Commitment.
- Persons who already own their lot are not eligible for the Home Run Grant.

### **What homes can be purchased with a \$6,000 Home Run Grant?**

Homes must be newly-constructed, single-family residences that have a Certificate of Occupancy or a Final Inspection from an applicable municipality. They cannot be previously-occupied. Eligible property types include single-family detached homes, condominiums, planned unit developments (PUD), twin homes, town homes and manufactured homes permanently affixed to a foundation.

### **How does a home buyer apply for a \$6,000 Home Run Grant?**

Apply for a grant through an Approved Lender. Approved Lenders are the key link between a home buyer and the Home Run Grant and are listed on this website. The Approved lender assists a home buyer to provide necessary information to secure the grant from Utah Housing Corporation. A home buyer does not work directly with Utah Housing Corporation (unless it is a cash buyer).

### **How does a home buyer get the Home Run Grant funds?**

To get a first-come, first-served written commitment for the Grant, a home buyer must:

- Enter into a written contract to purchase a newly-constructed, single-family home.
- Contact a lender and obtain final underwriting approval for any needed financing.
- Have your mortgage lender furnish required documentation to Utah Housing Corporation for the Grant.
- Utah Housing will reserve the \$6,000 Grant for 30 days.

**What type of loan can a home buyer use to purchase the home?**

If a home buyer needs a mortgage loan, it must be a fixed interest rate loan with a term of 30 years or less. Loans may be obtained from any Approved Lender qualified to make mortgage loans under Utah law. Examples of qualifying loans include:

- \* Conventional
- \* FHA, VA, or Rural Housing
- \* Utah Housing Corporation's FirstHome and FirstHome Plus

**Do I have to be a first-time home buyer to get a Home Run Grant?**

No. Home Run Grants are available to all home buyers who meet the income restrictions of \$75,000 for singles, \$150,000 for couples and, if more than one single person takes title, the \$75,000 limit applies to each such single person.

**Can the \$6,000 Home Run Grant be combined with the new \$8,000 federal tax credit?**

Yes, if a home buyer is a first-time home buyer and meets the independent criteria of both the federal and Home Run programs, they may take advantage of both. The \$6,000 Home Run Grant is available to both those who are first-time home buyers as well as those who previously owned a home. The \$8,000 federal tax credit is available only to first-time home buyers.

**How many Home Run Grants are available to home buyers?**

A total of approximately 1,600 grants of \$6,000 will be available. Only one grant can be used for the purchase of each home. Home Run Grants are distributed on a first-come, first-served basis to qualified home buyers. The approximate number of remaining grants will be posted on the UHC web page at [www.utahhousingcorp.org](http://www.utahhousingcorp.org).

**Is the Home Run Grant taxable?**

The Home Run Grant may be taxable as income under federal and state tax laws. UHC has requested a ruling from the Internal Revenue Service (IRS) about whether or not a Home Run Grant will be taxable. UHC does not give tax advice and home buyers should review all pertinent tax information in connection with the preparation of their 2009 tax returns.

Source: Utah Housing Corporation