



A PROGRAM OF NHS  
OF GREATER CLEVELAND

## *South Euclid Land Trust Homes Program Requirements*

### 1. Determine if you may be eligible.

- a. Income qualifications: Eligible buyers must have incomes at or below 80% of Area Median Income, determined by household size. The chart below shows the maximum gross income of all household members by number of household members.

Total Number of People in the Household	Maximum Total Household Income 80% AMI
1	\$37,350
2	\$42,650
3	\$48,000
4	\$53,300
5	\$57,600
6	\$61,850
7	\$66,100
8	\$70,400

- b. Mortgage qualification: the homebuyer must meet the lender's mortgage qualifications. Mortgages for these properties are through Huntington Bank. As part of the Homebuyer Education process at Neighborhood Housing Services (see step 2, below), we will connect qualified buyers with Huntington. If a potential buyer wishes to seek a pre-approval before taking homebuyer classes, they may contact Joan O'Brien, [Joan.O'Brien@huntington.com](mailto:Joan.O'Brien@huntington.com), or 440.247.5123.

### 2. Attend Homebuyer Education classes.

- a. The first session is an orientation session, after which NHS of Greater Cleveland's homebuyer counselor will review submitted documents and either schedule the buyer for the group classes or make a referral to a financial capabilities counselor.
- b. Orientation sessions are one hour long and are scheduled 4 times a month. Call 216.458.4663 to register for a class, or visit our website at [nhsleveland.org/buy-a-home/homebuyer-education](http://nhsleveland.org/buy-a-home/homebuyer-education)
- c. The ten-hour homebuyer course provides the information needed to purchase a home.
- d. Buyers of the Land Trust homes may qualify for additional assistance through the Cuyahoga County Down Payment Assistance Program, which is administered through NHS of Greater Cleveland. The Homebuyer classes are a pre-requisite for DPA assistance.

### 3. Meet with the Land Trust program director to understand the program.