



www.pathstone.org

FINANCIAL ASSISTANCE PROGRAMS TO HELP HOMEBUYERS PURCHASING HOMES IN THE COUNTY AREAS

PathStone Corporation
1917 W. Royale Drive
Muncie, IN 47304
Phone: (765) 286-2162
Fax: (765) 286-2163
Email: calleen@pathstone.org

PathStone is a private nonprofit working to help families and build communities. We provide counseling, education and financial assistance to first time homebuyers in east central Indiana.

Types of Programs to consider:

1. Federal Home Loan Bank of Indianapolis' – Homeownership Opportunities Program- \$7,500 in financial assistance to low-moderate income first time homebuyers.
2. USDA 502 Direct and Guaranteed Loans – 0% Downpayment loans through USDA and USDA approved lenders, income eligible buyers may also qualify for reduced mortgage payments with the 502 direct loans.
3. Indiana's Individual Development Account (IDA)- A four-year matched savings program where every dollar you save, up to \$400 is matched by State of Indiana with three dollars. \$400x3= \$1200.00. You can use this money to buy a home, further education, enroll in job training, start or expand a small business.

Program Steps:

1. Attend Orientation—Information Session
2. Complete Homebuyer Education
3. Complete One-on-one/Pre-Approval
4. Look for Home/Join Homebuyer's Club
5. Attend Post-Purchase /Homebuyer Ceremony

2012 Income Limits:

Family size	Maximum -Income
1.	\$30,050
2.	\$34,350
3.	\$38,650
4.	\$42,900
5.	\$46,350
6.	\$49,800
7.	\$53,200
8.	\$56,650

PathStone Workshops:

Information sessions are free of charge and are held twice per month in Muncie and Anderson Locations

Face to Face education sessions are held each month in Muncie and Anderson

Online education can be completed at your own pace at <http://www.ehomeamerica.org/pathstone>

November sessions in Anderson: 8th, 13th, 15th, 17th

December sessions in Muncie: 11th, 13th, 15th, 18th,

Please call the office to register for all workshops as times, dates and locations are subject to change. Please make arrangements for children. No child care is available. Financial assistance programs are income bases and have other requirements for participation please call the office to speak to our staff for more information.



Phone: 765-286-2162



www.pathstone.org

CITY OF MUNCIE FIRST TIME HOMEBUYER EDUCATION AND ASSISTANCE PROGRAM

PathStone Corporation
1917 W. Royale Drive
Muncie, IN 47304
Phone: (765) 286-2162
Fax: (765) 286-2163
Email: callen@pathstone.org



**Funds provided by City of Muncie
Community Development Department**

Guidelines:

1. Meet income requirements (see back page)
2. Home purchased must be in City Limits.
3. Must be First time homebuyer
4. Assistance not to exceed \$5,000.00
5. 5 year forgivable loan (no interest or payments)
6. Required deed restrictions apply
7. 8hrs Homebuyer Education required
8. Inspections Required: Whole House & City
9. \$500.00 minimum homebuyer contribution

Program Steps:

1. Attend Orientation—Information Session
2. Complete Homebuyer Education
3. Complete One-on-one/Pre-Approval
4. Look for Home/Join Homebuyer's Club
5. Attend Post-Purchase /Homebuyer Ceremony

2012 Income Limits:

Family size	Maximum -Income
1.	\$30,050
2.	\$34,350
3.	\$38,650
4.	\$42,900
5.	\$46,350
6.	\$49,800
7.	\$53,200
8.	\$56,650

Education Work Shops:

Information sessions are free of charge and are held twice per month in Muncie and Anderson Locations

Face to Face education sessions are held each month in Muncie and Anderson

Online education can be completed at your own pace at <http://www.ehomeamerica.org/pathstone>

November sessions in Anderson: 8th, 13th, 15th, 17th

December sessions in Muncie: 11th, 13th, 15th, 18th,

Please call the office to register for all workshops as times, dates and locations are subject to change. Please make arrangements for children. No child care is available.



If you are buying a home why not learn about the homebuying process first. PathStone offers homeownership education in a traditional classroom setting and online. For the online course simply follow these steps...

1. Visit <http://www.ehomeamerica.org/pathstone>
2. Click find local eHome agency
3. Look for the "Register Now" Link in the top right hand corner of the page
4. Begin the registration process
5. Pay online and start your course
6. Receive confirmation phone call from PathStone
7. Certificate mailed out within three days of completion of course



eHomeAmerica
The nation's premier
Online Homebuyer's Education Course
\$3 OFF the course with this coupon
Coupon Code: **MyHome**

To redeem, register at ehomeamerica.org and enter coupon code on the payment screen. Credit card or PayPal account required to register. eHomeAmerica is a HUD-certified nonprofit consumer education agency.

PathStone 1917 W. Royale Drive, Muncie, IN 47304
765-286-2162
callen@pathstone.org

  **NeighborWorks**
CHARTERED MEMBER

This is a NeighborWorks
America Online Course

Course Cost: \$60.00
Payment: Credit/Debit
Card/PayPal only

For more information
call: 765-286-2162
email callen@pathstone.org

