

HOME OWNERSHIP PROGRAM

What is the Home Ownership Program?

This program is offered by the Department of Social Development (SD). It provides financial assistance to low and modest income families to help them buy or build a modest first home.

Who qualifies?

Families or individuals, with total household incomes below \$40,000, and who can obtain private financing such that when combined with our funding would result in the total acquisition/construction of the unit.

You must also

- Be a first-time home owner or be living in a substandard housing unit.
- Have a good credit rating and meet all financial institution lending requirements for obtaining a first mortgage.

Note: Applicants are not required to have a downpayment

Any type of modest housing which qualifies for a 25-year conventional mortgage, or a 20-year mortgage in the case of a manufactured home, may be eligible.

How Does It Work

If purchasing an existing unit, the department will provide assistance in the form of a repayable loan for 40% of the purchase price, closing costs and any modest repairs.

Eligible applicants must meet all lending requirements of their financial institution (bank, credit union, caisse populaire, trust company).

Are you building a house?

The Department will provide assistance in the form of a repayable loan to a maximum of \$75,000. The Department's financial contribution is not to exceed 50% of the total house costs. The applicant would have to provide proof of private financing of a sufficient amount that when combined with our assistance would ensure completion of the house. The Total Debt Service Ratio for new construction loans should not exceed 42%.

Whether you are purchasing or building a house, the loan will be repaid at 0% interest for those households with incomes less than \$30,000. For each \$1,000 of adjusted income above \$30,000, the interest rate will increase by one-half of 1% until it equals the provincial borrowing rate.

Loans will be amortized over a period not to exceed 25 years, and will be subject to terms of one year.

Do you have any questions?

If you have any questions about the Home Ownership Program, please contact the regional office of the Department of Social Development at 1-833-733-7835.

Note: A limited number of loans are available. Apply as soon as possible.