



INFORMATION SHEET

2024 Homeownership Down Payment Assistance Program

Disclaimer: Details contained herein are for information purposes only, and are not to be relied upon as a comprehensive or precise representation of the program, its terms and conditions or eligibility rules.

Please read carefully before applying for a loan under Homeownership Down Payment Assistance Program.

The Federal and Provincial governments have partnered with the County of Lambton to fund the Homeownership Down Payment Assistance Program.

The purpose of the County of Lambton's Homeownership Down Payment Assistance Program is to provide eligible households living in rental accommodations with a 10% down payment towards the purchase of a new or resale home. The home must be located in Lambton County and the price indicated on the purchase of sale agreement cannot exceed \$325,000.

Completed applications are processed for eligibility and funding awarded on a first come first serve basis based on the receipt of a fully executed Purchase of Sale Agreement. Program recipients are required to sign a Loan Agreement allowing the County of Lambton to be registered as a second mortgage on the title of the property. The County of Lambton shall in no case be lower than second position on the title of the property.

Funding is provided in the form of a 20 year forgivable loan to the participant. The loan is payment free, interest free and forgiven after 20 years as long as the participant complies with program rules at all times.

If the home is sold before 20 year period expires or the purchaser is in default of any terms of the Loan Agreement within 20 years of the date of purchase, the homeowner must repay the original loan plus a percentage of the realized capital gain.

This document is available in an alternative format upon request, to accommodate individuals with a disability.

Eligibility Criteria

The following highlights applicant eligibility criteria, subject to the discretion of the County of Lambton.

** The household includes the individual applying for the program, any person with whom the individual is in a spousal relationship with and any individual over the age of eighteen (18) expected to be residing with the individual at the time of first occupancy.*

- A fully completed 2024 Homeownership Down Payment Program Application Form and all required supporting documentation;
- The combined total annual gross household income cannot exceed \$99,000. This includes income from every member of the household;
- The combined total household assets as established under O. Reg. 367/11 Sec 35 cannot exceed \$100,000, excluding the sole and principal residence. This includes assets from every member of the household;
- Applicant(s) must be at least 18 years of age;
- Applicant(s) must be a Canadian citizen, landed immigrant or have Refugee claimant status;
- Applicant(s) must be a renter, which is defined as a Tenant who has a rental agreement for a self-contained unit with a property owner who is not a relative;
- All household members do not currently own a home or have an ownership interest in a home or land;
- All household members do not have outstanding social housing arrears in Ontario;
- Applicant(s) will use the purchased home as their sole and principal residence;
- Applicant(s) qualify for a mortgage through a recognized financial institution;
- Home must be purchased after April 1, 2024 for a maximum of \$325,000;
- Home must be located in Lambton County;
- Home may be detached, semi-detached, townhome, or apartment. Mobile homes and homes on Reserve Lands are not eligible for funding;
- Home must not be leased during the duration of the program;
- Eligible applicants must submit the Purchase of Sale Agreement a minimum of 30 business days prior to the closing date;

- All program requirements must be met a minimum of 15 business days prior to the closing date (i.e. final mortgage financing confirmation, Purchase of Sale conditions waiver);
- Applicants seeking funds to offset construction costs on land they currently own are not eligible for funding;
- Resale homes require a recent home inspection completed by a certified home inspector and paid for by the purchaser/applicant;
- New homes, including conversions from non-residential use, to which the *Ontario New Home Warranty Plan Act* applies;
- Homes purchased privately require a recent home appraisal completed by a professional appraiser and paid for by the purchaser/applicant.
- Only the following encumbrances will be permitted on the property:
 - A mortgage securing primary financing solely for the acquisition of the home;
 - A declaration and description under the *Condominium Act* where the home is a condominium;
 - Any minor easements for the supply of domestic utility to the home or adjacent properties;
 - Any minor easements for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services which do not materially affect the use of the property as a residential dwelling;
 - Any registered municipal agreements and registered agreements with publicly regulated utilities provided such have been complied with; and
 - Any registered restrictions that run with the land provided such have been complied with.

How to Apply

Applications may be picked up at the County of Lambton's Housing Services Department located at:

County of Lambton
 Housing Services Dept.
 162 Lochiel Street – Suite 100
 Sarnia, ON N7T 7W5

Office Hours: Monday to Friday from 8:30 a.m. to 4:30 p.m., excluding holidays.

Applications are also available online at the County of Lambton website www.lambtononline.ca
 Click on: Residents ► Housing Services ► Homeownership Program.

Completed applications and supporting documentation may be submitted to the Housing Services Department by mail, fax (519-344-2023) or in person.

For additional information, contact the Program Coordinator at 519-344-2062 ext. 2165.