Being a Part of what surrounds you creates a sense of caring, belonging, and responsibility

City of Upland Development Services Dept.- Housing
460 N. Euclid Ave
P.O. Box 460
Upland, California 91786-0460

City of Upland
Development Services Department

First Time Home Buyer Program

Tel: 909-931-4300

First Time Home Buyer Program

What is the FTHB Program?

The First Time Home Buyer Program is available to help limited income families and individuals who wish to purchase a home but are unable to qualify and/or come up with the necessary down payment without financial assistance.

The FTHB Program is designed to help persons who would not otherwise be able to achieve the American Dream of owning their own home.

What is the FTHB Loan?

A FTHB Loan is:

- A second loan (silent second)
- A 3% simple interest bearing loan (interest free after 20 years), deferred until sale, or transfer or 30 years.
- City's Underwriting ratios are 25/46 (backend ratio not to exceed 42%)
- 1st Mortgage is required to be a 30 year, fixed interest rate loan

Who is Eligible?

An individual or family:

- Interested in purchasing and residing in a home in Upland;
- Who has not owned residential property or has not owned a principal place of residence during the last 3 years;
- Who has assets to provide a minimum down payment of 1% of the purchase price plus closing costs;
- Whose gross income does not exceed the maximum income level as determined by the U.S. Dept. of Housing and Urban Development (HUD).

The Maximum gross family income limits are as follows:

Household Size	2015 Maximum Yearly Gross Income
1	$34,800
2	$39,800
3	$44,750
4	$49,700
5	$53,700
6	$57,700
7	$61,650
8	$65,650

Effective 6/01/2015
Source: CA Dept. of Housing Community Development (HCD)

Is there a Maximum Amount of Financial Assistance Allowed?

- The maximum FTHB assistance up to 30% of the purchase. The maximum purchase price for the FTHB may not exceed the County's 203(b) Limits Maximum Purchase Price Value. This purchase price is for buyers with additional funds in hand. Underwriting is handled case by case.

Funding is limited and available on a first come, first serve basis.

How do I get started?

Contact the FTHB Coordinator at (909) 931-4113 for information.

Information and Applications are available at:

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460 N. Euclid Avenue
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