



HUD Selling Homes at 50% Off List Price with \$100* down payment via “Good Neighbor Next Door” Program

**For all other mortgage types, standard down payment requirements apply. This means that USDA or VA loans are available with 100% financing. Conventional loans are available with as little as 5% down*

Finance all closing & acquisition costs in your loan!

HUD’S Good Neighbor Next Door (GNND Program)

Eligible candidates may purchase a property at a 50% discount from the current appraised value. For example, if the home has an appraised value of \$150,000, you can buy it for \$75,000. You can also apply for an FHA-insured mortgage and you may finance all closing costs, repairs, improvements, appliances and all acquisition of expenses.

You must live in the home as your primary residence for three years to take complete advantage of the grant. After that, you can sell the home and keep all the profit, turn it into a rental home, or live in it as long as you like. There are no further restrictions after the three year commitment has been fulfilled.

Law enforcement officers, pre-Kindergarten through 12th grade teachers, firefighters and emergency medical technicians can contribute to community revitalization while becoming homeowners through HUD's Good Neighbor Next Door Sales Program. HUD offers a substantial incentive in the form of a discount of 50% from the list price of the home. In return you must commit to live in the property for 36 months as your sole residence.

All participants must be employed full-time by a federal, state, county, municipal government, Indian tribal government, division of local government, or a public/private school. Current homeowners CAN NOT participate and neither you nor your spouse can have owned any other residential real estate for one year prior to participation. Each occupation has further restrictions.

How the Program Works: Eligible Single Family homes located in [revitalization areas](#) are listed exclusively for sale through the Good Neighbor Next Door Sales program. Properties are available for purchase through the program for seven days.

How to Participate in Good Neighbor Next Door: Check the [listings for your state](#). Follow the instructions to submit your interest in purchasing a specific home. If more than one person submits an offer on a single home a selection will be made by random lottery. You must meet the [requirements](#) for a law enforcement officer, teacher, firefighter or emergency medical technician and comply with HUD's regulations for the program. HUD requires that you sign a [second mortgage and note](#) for the discount amount. No interest or payments are required on this "silent second" provided that you fulfill the [three-year occupancy requirement](#).

Contact your AE or Customer Service Representative at 877-722-6840