



Four Homes Available for First-Time Homebuyers



The City of Inglewood is seeking qualified first-time homebuyers to purchase four single-family homes located in Inglewood and Hawthorne, California under the Neighborhood Stabilization Program. All homes must be sold and occupied by February 28, 2013.

The following properties are available for sale:

- 8708 Edmonton Place, Inglewood, CA 90305
- 926 South Inglewood Avenue, Inglewood, CA 90301
- 2314 West 111th Street, Inglewood, CA 90303
- 14052 Lemoli Avenue; Hawthorne, CA 90250

With the first phase of rehabilitation work underway, the City is seeking pre-qualified first-time homebuyers who meet the following income eligibility standards of 120% of the Area Median Income (AMI) limits for Los Angeles County:

Los Angeles-Long Beach Metropolitan Statistical Area
FY 2010 Income Limits for 120% of HUD Area Median Income

Household Size	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
120% HUD AMI	\$69,550	\$79,500	\$89,400	\$99,350	\$107,300	\$115,250	\$123,200	\$131,150

Source: Neighborhood Stabilization Program Data, <http://www.huduser.org/portal/datasets/NSP.html>

In an effort to make the homes more affordable, each qualified homebuyer may be eligible to receive a Deferred-Silent Second Trust Deed of \$150,000 from the City to be applied toward the cost of the home. To qualify for this program, each applicant must:

1. Be a first-time homebuyer, who has not owned or purchased a home during the last three years.
2. Qualify as Low/Moderate/Middle-Income for the Los Angeles-Long Beach Metropolitan Statistical Area and provide certified documentation that they do not exceed the household income eligibility requirements of 120% AMI.
3. Have completed at least eight-hours of homebuyer education credits offered through a certified HUD approved Housing Counseling Agency. You may [click here](#) for a sample listing of local housing counseling agencies; or for a comprehensive listing of housing counseling agencies, visit the official HUD website at <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>, or call HUD's interactive voice system at: **(800) 569-4287**.
4. Be currently pre-approved for a home loan of at least \$200,000. Prior to program acceptance, a homebuyer must provide evidence of financing for the maximum amount the Primary Lender is willing to loan (the "primary loan").

For more information, please click to review the ["City of Inglewood Neighborhood Stabilization Program Homebuyer Assistance Program Guidelines"](#). For additional information or to request a copy of the Homebuyer Guidelines, call the City of Inglewood Community Development Block Grant (CDBG) Division at 310-412-8844.