



LOS ANGELES HOUSING DEPARTMENT (LAHD)
FIRST-TIME HOMEBUYER PROGRAMS
September 11, 2023



Homebuyer Requirements

Borrower must meet the following requirements to be eligible:

- Be a U.S. Citizen, Lawful Permanent Resident, or Other Qualified Alien.
- Be a First-Time Homebuyer, defined as, someone who has **not** had an ownership interest in any real property at any time during the last three (3) years.
- Not have any outstanding mortgage obligations during the last three (3) years.
- Not have claimed a deduction for mortgage interest and/or property taxes on any real property on their federal income tax returns for the last three (3) years.
- Total gross household earnings must be within the low- and moderate-income limits, as adjusted per household size.

All Borrowers must have at least a 660 middle Fico Score

Homebuyer Requirements Continued

Borrower must meet the following requirements to be eligible, continued:

- Occupy the acquired subject property as their Primary Residence.
- Complete eight (8) hours of homebuyer education and receive housing counseling from an LAHD-approved Homebuyer Education Provider.
- Homebuyer education and housing counseling may be obtained virtually or in-person

2023 Maximum Annual Household Income Limits

Household Size	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
Low Income (Up to 80% AMI)	\$70,650 or less	\$80,750 or less	\$90,850 or less	\$100,900 or less	\$109,000 or less	\$117,050 or less	\$125,150 or less	\$133,200 or less
Mod 120 (81%-120% AMI)	\$70,651- \$105,900	\$80,751- \$121,050	\$90,851- \$136,200	\$100,901- \$151,300	\$109,001- \$163,450	\$117,051- \$175,550	\$125,151- \$187,650	\$133,201- \$199,750
Mod 150 (121%-150% AMI)	\$105,901- \$109,000	\$121,051- \$124,600	\$136,201- \$140,150	\$151,301- \$155,700	\$163,451- \$168,200	\$175,551- \$180,650	\$187,651- \$193,100	\$199,751- \$206,110

Property Requirements

Eligible Properties:

- One (1) unit properties only
- Condominiums, Townhomes, or Planned Unit Developments (PUD)
- Single family homes
- Manufactured homes-must be on a permanent foundation and connected to permanent utility hook-ups.
- Standard sales
- Bank-approved short sales
- Foreclosed homes and Real Estate Owned (REO)
- Vacant
- Occupied by the Seller or Caretaker
- **Property cannot be Tenant-occupied, unless the Tenant is the prospective homebuyer**