

YOUR COMMUNITY, YOUR **BANK**

1ST FEDERAL
VAN WERT



1stFedVW.com (419) 238-1463

**SHEILA
TUMBUSCH**
NMLS#896476

**ADAM
RIES**
NMLS#1673167

**RHONDA
BELT**
NMLS#470189

**TERRA
BONIFAS**
NMLS#1506609

2024 Welcome Home Income Maximums

Income Limits for Allen, Paulding
& Van Wert Counties in Ohio:

1-2 PERSONS	3+ PERSONS
\$72,480	\$83,352

Income Limits for
Mercer County in Ohio:

1-2 PERSONS	3+ PERSONS
\$77,840	\$89,516

Income limits for other counties available, please inquire at First Federal.



*First Federal of Van Wert
is a leading
WELCOME HOME lender!*

What is the Welcome Home Program?

The Welcome Home Program is a grant from
The Federal Home Loan Bank of Cincinnati (FHLB) to provide
down payment assistance to qualifying home buyers.

- Grants up to **\$20,000** per household
- Grants up to **\$25,000** for honorably discharged veterans, active duty military, reservists, and surviving spouses of military personnel
- Homebuyers must contribute at least \$500 toward down payment & closing costs
- Property must be homebuyer's primary residence
- First-time homebuyers will complete a homebuyer counseling program, provided by **First Federal**.
- Not limited to first-time home buyers
- Not intended for properties requiring significant repair
- Non-occupant co-signers and co-borrowers not permitted
- Must enter into an executed purchase agreement to reserve grant funds
- **First Federal** offers 10% down payment mortgage programs without PMI
- Grants are property-specific and cannot be transferred to different homes or to other homebuyers
- Grant approval may take up to 4-6 weeks before loan closing can be scheduled
- Funds are limited: first-come, first-served basis

**2024
PROGRAM
OPENS
MARCH 1**

679 Fox Road, Van Wert, OH 45891

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www.1stFedVW.com

