Programmatic Changes to J-HAP

I.	Programmatic Changes
	▪ Assistance will be capped to 20% of purchase price plus closing costs. ▪ The 20% amount can be a combination of down payment assistance and principal reduction. The 20% includes the down payment percentage (amount) that a lender would normally require of a borrower. If a gap exists, the balance of funds would be considered a principal reduction. ▪ Closing costs are not included in the 20% calculation. The maximum amount of assistance cannot be any more than 20% of the purchase price plus actual closing costs, together not to exceed $30,000. Capping J-HAP assistance to 20% of the purchase price, plus closing costs, encourages potential homeowners to seek housing within their financial capabilities as calculated by the lender and should result in more borrowers being served by the program. Additional specific information regarding the J-HAP program is available through the J-HAP Program Office or from the program's website as noted below. ▪ Friday closing/funding requires all J-HAP closing documentation to be submitted to the City of Joplin no later than the prior Wednesday. Example: For a closing on Friday, May 23rd all closing documents must be submitted to the City by Wednesday May 14th.
II.	**Timeline**
	▪ J-HAP changes will be effective as of May 9, 2014, 5 pm CDT.