



First-time Homebuyer Assistance Program Definitions

FTHB Definitions from the FAQ	
Home Equity	<p>“Home Equity” means the difference between the bona fide sale price or refinance, less the unpaid principal balance of the qualifying mortgage loan(s).</p> <p>If the Recipient completes a sale or refinance, the Recipient shall repay an amount equal to the lesser of:</p> <ul style="list-style-type: none"> • the amount of Program funds the Recipient received; or • 50% of the home equity amount: <ol style="list-style-type: none"> I. In the case of a sale, “home equity” is the bona fide sale price minus the unpaid principal balance of the qualifying mortgage loan(s) less an amount up to 1% of the sales price used for seller-paid closing costs. II. In the case of a refinance, “home equity” is the current appraised value of the qualifying residential unit (as determined by a currently licensed Utah-certified residential appraiser) minus the unpaid principal balance of the qualifying mortgage loan. <p>If the Recipient does not transfer, sell, or refinance the unit before the end of the term (30 years), repayment will not be required.</p>
Qualifying mortgage loan	A mortgage loan purchased and serviced by Utah Housing and secured by a recorded deed of trust in the county where the home is located.
Qualifying residential unit	<p>a residential unit that:</p> <ul style="list-style-type: none"> • is located in the state of Utah, • is new construction or newly constructed but not yet inhabited, • is financed by a qualifying mortgage loan, • is owner-occupied within 60 days of purchase, and • is purchased for an amount that does not exceed \$450,000.
Recipient	<p>A first-time homebuyer who is an owner-occupant borrower and/or co-borrower(s) who receives program funds.</p> <p>Must be residentially qualified (having lived in Utah consecutively for 12 months before closing).</p>
First-time homebuyer	<p>FTHB is an individual who satisfies the three-year, non-ownership requirement described in the Internal Revenue Code Section 143(d) and includes a single parent.</p> <p>a) A single parent is defined as someone who had an ownership interest with that parent’s former spouse in the principal residence and resided in such residence during the three-year period (which period ends on the day the new mortgage is executed) and no longer has an ownership interest or resides in such residence.</p>
<p>Utah Housing Corporation 2479 South Lake Park Blvd. West Valley City, UT 84120</p> <p>www.utahhousingcorp.org</p> <p>grantprograms@uthc.org</p> <p>801-902-8200</p> <p>All Utah Housing FTHB Forms are located on the Grants and Program Assistance page.</p>	

