MAXWELL MORTGAGE TEAM
CROSS COUNTRY MORTGAGE™

Hometown Heroes 2025 Guidelines and How To Reserve Funds!

Effective August 18, 2025, the Hometown Heroes down payment and closing cost assistance program is available to Florida First-Time Homebuyers with minimal restrictions.

How much money are buyers eligible to receive?

New guidelines allow up to $35,000 for down payment and closing cost assistance! Homebuyers can now **purchase up to $800,000** with minimal to zero funds of their own. A good rule of thumb estimate is **5% of the purchase price** (actual amounts vary, see examples below for estimates).

$300,000 Purchase Price = $15,000 assistance
$500,000 Purchase Price = $25,000 assistance
$700,000 Purchase Price = $35,000 assistance

How does the program work?

Eligible homebuyers will receive these funds at closing in the form of a second mortgage that has **no interest or monthly payments** for the entire duration of the loan. The loan is **paid back only upon sale, refinance, total loan payoff, or if they vacate the property**.

All traditional loan programs and property types anywhere in the State of Florida are eligible!

Due to high demand Hometown Heroes Funds are projected to last until the end of year 2025.

Who is eligible under the existing program?

Must be Florida based worker who **has not owned a primary residence in the past 3 years**.

Full-time employee of an eligible occupation.

Veterans exempt from first-time homebuyer and employment requirements.

640 FICO minimum credit score.

Income limits are for qualifying borrowers only. Non-borrowing spouse income is not included if not on loan application. See income limits below.

County	Annual Income
Duval	$153,750
St. Johns	$153,750
Flagler	$142,950
Clay	$153,750
Nassau	$153,750

*Co-signors allowed as long as the total combined income is within the limit.

How to Reserve Your Funds?

1. Call Maxwell Mortgage Team and apply now! 239-596-0500
2. Complete a **10-minute application** by phone.
3. Once reviewed the **Maxwell Mortgage Team will go over all details/qualifications** with you including other great down payment assistance options.
4. Find your perfect home and **get under contract** before the program ends!

The John Kersey Team at CrossCountry Mortgage. 6900 NW 17th Avenue, Unit 202, Delray Beach, FL 33445. NMLS1737318 NMLS3029 NMLS1623515 Equal Housing Opportunity.
This is not a commitment to lend. Hometown Heroes is a Florida Housing Program. Certain restrictions apply and terms above are subject to final loan approval and reservation with Florida Housing.
Estimates of funds expiration date is not fully known and only opinion. Call for additional details. CrossCountry Mortgage, LLC. NMLS3029 (www.nmlsconsumeraccess.org)