



## REDUCED MORTGAGE INTEREST RATES FOR LOW- & MODERATE-INCOME HOMEBUYERS

The City of Harrisonburg received an allocation from Virginia Housing’s Sponsoring Partnerships & Revitalizing Communities (SPARC) program. Through SPARC, Virginia Housing’s approved lenders can provide a 1% mortgage interest rate reduction to eligible first-time homebuyers, increasing their purchasing power and potentially saving them thousands of dollars over the life of the loan.

<b>Savings Example</b>	<b>Without SPARC:</b>	<b>With SPARC:</b>
<b>\$285,000</b>	Fixed Interest Rate: <b>7%</b>	Fixed Interest Rate: <b>6%</b>
Conventional 30-Year Loan	Principal + Interest: <b>\$1,896.11</b>	Principal + Interest: <b>\$1,708.72</b>
<b>Savings: \$187.39 per month, \$2,248.68 per year, \$67,460.40 over 30-year loan</b>		

### How to Apply:

If you are interested in SPARC, **Speak with your lender to determine if this program is right for you.** Buyers must be eligible at the time of application. Funds are limited and available on a first-come, first-served basis.

### Eligibility Requirements:

- Property must in the City of Harrisonburg
- Maximum home sale price: \$450,000
- Buyers must work with a lending institution on Virginia Housing’s [Approved Lender List](#)
- Buyers must complete FREE homebuyer education and homeownership counseling (find eligible classes and approved counselors [here](#))
- Income Limits: 100% Area Median Income (AMI) and below

Household Size	1	2	3	4	5	6
<b>2024 Income Limits</b>	<b>\$62,300</b>	<b>\$71,200</b>	<b>\$80,100</b>	<b>\$89,100</b>	<b>\$96,200</b>	<b>\$103,400</b>

### For Lenders:

Virginia Housing-approved lenders should **contact the Housing Coordinator** to determine a client's eligibility. The City of Harrisonburg must approve and execute each reservation form prior to the originating lender reserving funds. The following items must be emailed to the Housing Coordinator for SPARC consideration:

- [Virginia Housing Certificate of Counseling](#)
- [SPARC Lock Reservation Form](#)
- Ratified Sales Contract
- Uniform Residential Loan Application

*If you are working with a buyer whose income exceeds 100% AMI, please contact the Housing Coordinator for assistance identifying other SPARC sponsors serving the City of Harrisonburg.*

### To submit documents or for questions, contact:

Liz Webb, Housing Coordinator | City of Harrisonburg | [liz.webb@harrisonburgva.gov](mailto:liz.webb@harrisonburgva.gov) | 540.432.7701

