Broward County Affordable Housing Trust Fund Program

A Service of the Broward County Board of County Commissioners

District 1
Nan H. Rich

District 2
Mark D. Bogen
Mayor

District 3
Michael Udine

District 4
Lamar P. Fisher

District 5
Steve Geller

District 6
Beam Furr

District 7
Alexandra P. Davis

District 8
Robert McKinzie
Vice Mayor

District 9
Hazelle P. Rogers

AFFORDABLE HOUSING TRUST FUND PROGRAM (AHTF)

For qualified persons wishing to buy a home in Broward County

- Up to **$100,000** for a primary residence purchase throughout Broward County
- Up to 120% AMI throughout Broward County
- Zero percent (0%) deferred payment loan that creates a second mortgage
- No monthly payments due on the AHTF
- Loan forgiven after 15 years if home remains the primary residence
- If home is sold or title transfers during 15-year term, full AHTF amount to be repaid
- AHTF may be used for down payment, closing costs, principal reduction, or interest rate buy-down on the first mortgage

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

BROWARD COUNTY FLORIDA

AVAILABLE AHTF ASSISTANCE

District 1 Up to $100,000 120% AMI	**District 2** Up to $100,000 120% AMI	**District 3** Up to $100,000 120% AMI	**District 4** Up to $100,000 120% AMI	**District 5** Up to $100,000 120% AMI
District 6 Up to $100,000 120% AMI	**District 7** Up to $100,000 120% AMI	**District 8** Up to $100,000 120% AMI	**District 9** Up to $100,000 120% AMI	**Unincorporated Broward** Up to $100,000 120% AMI

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

BROWARD COUNTY FLORIDA

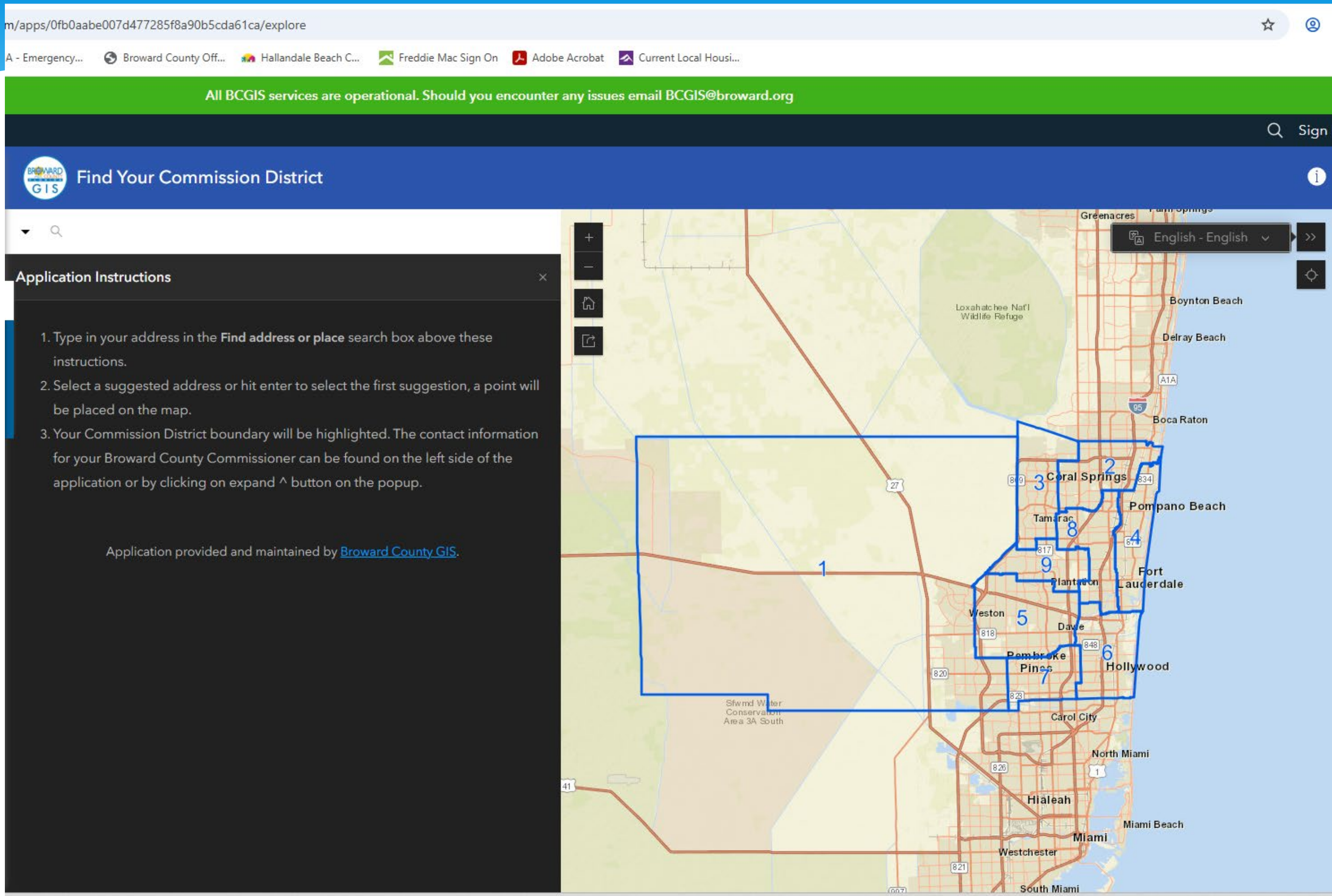
FIND THE DISTRICT

Broward County has 9 districts + unincorporated County

MLS, TRULIA, ZILLOW & US Postal Service may not list the correct city.

BEST METHOD TO FIND THE DISTRICT

- https://geohub-bcgis.opendata.arcgis.com/ (Broward County GIS website)
- Click on Find Your Commission District
- Enter complete property address
- Commission District and the Commissioner’s name will appear.



6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

UNINCORPORATED BROWARD COUNTY (BMSD)

Broward County has 30 municipalities + unincorporated County
MLS, TRULIA, ZILLOW & US Postal Service may not list the correct city.

BEST METHOD TO IDENTIFY BMSD

- www.BCPA.net (Broward County Property Appraiser's website)
- Click on Property Search
- Click on Address
- Enter house number, direction, street name, type, unit number
- Property information sheet pops up
- First line is Site Address - where the property is located
- BMSD millage codes are 0012 and 0013.

G:\PURCHASE ASSISTANCE\Marketing\2021\1441 NW 27 AVENUE.mhtml

1441 NW 27 AVENUE

File Edit View Favorites Tools Help

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

IMPORTANT: If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our Tax Estimator to determine a more likely estimate of your new amount.
If you own this home and want to purchase a new home in Florida, try our Portability Estimator to see how portability and the additional homestead exemption can help you.
If you own a home in Florida, and want to see how much portability will save you, try our Portability Estimator.

PREVIOUS | NEXT | VIEW MAP | PRINT | NEW SEARCH | PHOTOGRAPHS | BCPA HOME

Click here to display your 2020 TRIM Notice.

Site Address	**1441 NW 27 AVENUE, UNINCORPORATED FL 33311**	ID #	4942 32 01 3940
Property Owner	HERNANDEZ, BERLINDA	Millage	0012
Mailing Address	1441 NW 27 AVE FORT LAUDERDALE FL 33311	Use	01

Abbreviated Legal Description	WASHINGTON PARK FOURTH ADD 22-44 B LOT 24 S 12.5,25,26 BLK 51

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2020 values are considered "working values" and are subject to change.

Property Assessment Values
Click here to see 2019 Exemptions and Taxable Values as reflected on the Nov. 1, 2019 tax bill.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
20202020*	$28,130	$331,040	$359,170	$336,350	
2019	$28,130	$300,660	$328,790	$328,790	$6,084.16
2018	$21,880	$248,090	$269,970	$263,210	

2020 Exemptions and Taxable Values by Taxing Authority2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$359,170	$359,170	$359,170	$359,170
Portability	0	0	0	0
Assessed/SOH 19	$336,350	$336,350	$336,350	$336,350
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$286,350	$311,350	$286,350	$286,350

Sales History -- Search Subdivision Sales

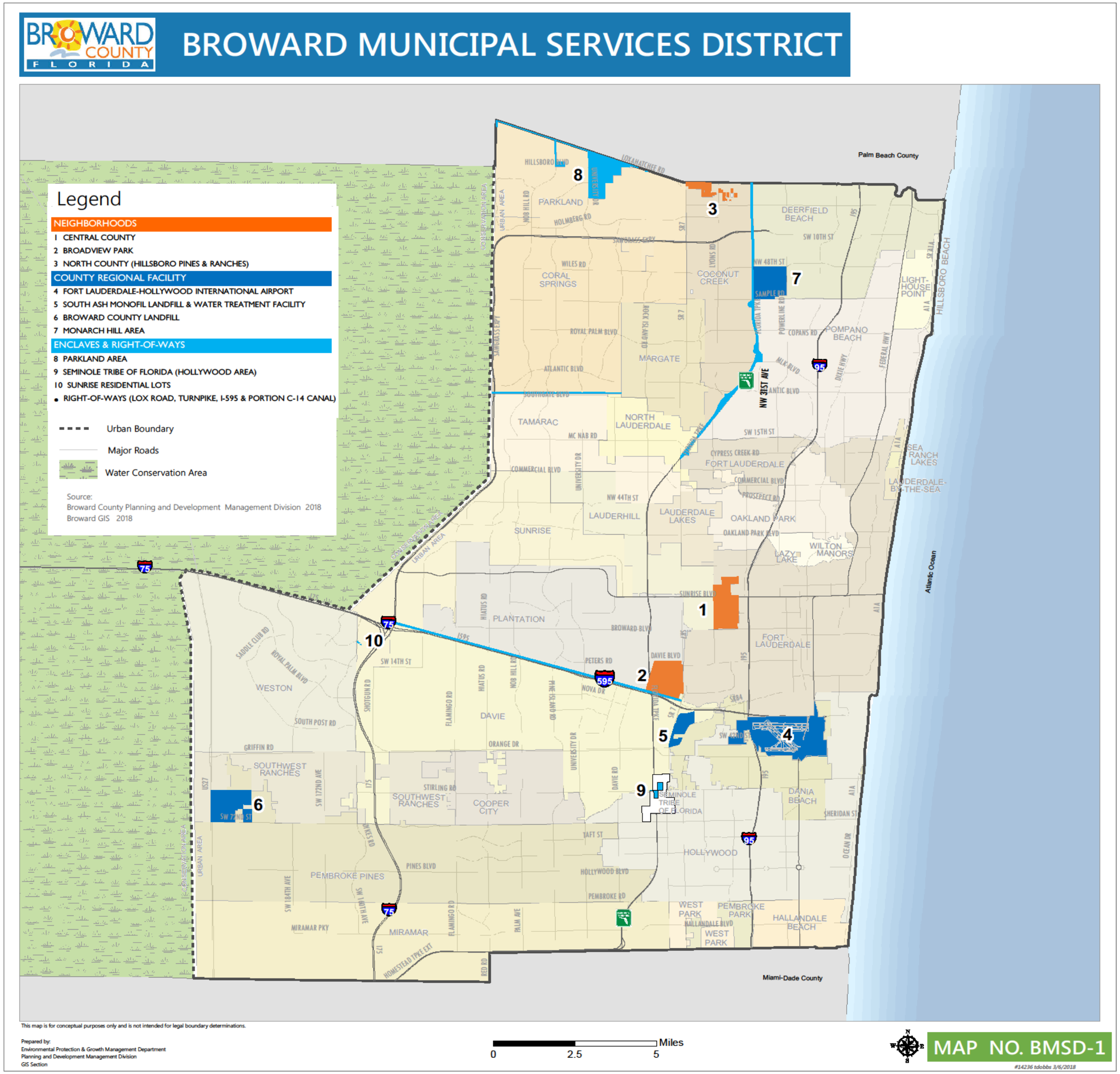
Date	Type	Price	Book/Page or CIN
8/17/2018	QCD-D	$195,000	115297645
9/27/2019	QC*-T	$100	116086352
1/8/2008	FJ*-T		46735 / 547
1/8/2008	QC*-T		44993 / 239

Land Calculations

Price	Factor	Type
$4.50	6,251	SF

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

BROWARD COUNTY FLORIDA



6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

PROPERTY ELIGIBILITY

- Single-family, townhomes, villas, condos, manufactured homes with real property and BCPA Property ID; mobile homes are not eligible
- May be an existing or newly constructed home (CO to be provided)
- Maximum sales price $679,324.
- Appraisal is required; value set by a Florida licensed appraiser with MAI designation
- Purchase price may not exceed appraised value
- Comprehensive home inspection required, even for new construction

BUYER ELIGIBILITY

Buyer's gross annual household income may not exceed the limits below

HUD and FHFC release:5-1-26

Household size	1	2	3	4	5	6	7	8	Location
120% AMI	**$106,440**	**$121,680**	**$136,800**	**$152,160**	**$164,280**	**$176,520**	**$188,760**	**$200,880**	**All of Broward County**

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

BUYER ELIGIBILITY, continued

- Buyer must use home as the primary residence during 15-year loan
- Buyer may not have owned a residential property in the prior 3 years
- Buyer must obtain a first mortgage that meets County guidelines
- Within 12 months before purchase, Buyer must take an FTHB education class from a local HUD-approved agency

BUYER ELIGIBILITY, continued

To determine eligibility, the County verifies household size, income, and assets. Then, it forecasts income for the upcoming 12-month period.

- **HOUSEHOLD:** All who will live in the home for more than 6 months, may include dependent full-time students who live on campus

- **GROSS INCOME:** Total income (wages, tips, overtime, Social Security, disability, child support, retirement, pensions, investment (stock, mutual funds, etc.) income, unemployment income, etc., before taxes for all adult household members (exception for full-time students), including casual earnings (Uber, handyman, personal services, etc.) or repeated cash, monetary gifts, or other revenue. The County does not gross up non-taxable income

- For self-employed and independent contractors, income will be determined based on review of tax returns, previous 12-month bank statements, recent and projected P&L (net income)

- County obtains third-party verifications of income and assets

FIRST MORTGAGE

County has established AHTF guidelines for first mortgage lender, available at www.broward.org/housing

- Must be a fixed-rate mortgage: conventional, FHA, bond, VA, or other governmental loans
- Interest rate may not exceed 2.0% over the Freddy Mac 30-year Primary Mortgage Market Survey; it is set during the first week of each month
- Maximum combined LTV is 105%
- Debt-to-Income (DTI) ratios: floor 25%; preferred front ratio 38% (higher front ratio may be considered)
- DTI back ratio cannot exceed 45% for a conventional loan; 46% for an FHA loan
- Maximum loan origination charges cannot exceed 2.5% of the loan amount
- Credit score is per individual lender guidelines only

FIRST MORTGAGE, continued

- At least 3% of the purchase price must be “non-borrowed” funds
- Buyer to pay at least 1% of purchase price, 2% may come from other non-borrowed source: lender, realtor, seller incentive, nonprofit housing agency, family gift, etc.
- VA loans have different down payment amounts
- First mortgage amount must be greater than AHTF amount
- AHTF can “stack” with FHFC or a municipal CRA assistance (AHTF amount may not exceed CRA amount)
- AHTF cannot be layered/stacked with other County or individual city programs
- Buyer may not obtain cash back at closing; AHTF amount will be reduced
- County (or city) to be included as an additional mortgagee on insurance
- Escrows required for property taxes and insurance

BROWARD COUNTY FLORIDA

LENDER STEPS TO RESERVE AHTF FUNDS

- Lender requests to reserve funds with the County when the buyer has:
  I. Obtained a first mortgage pre-approval
  II. Identified a property where AHTF funds are available
- Lender reserves funds via email with the client's name, property address, funds needed, 1003, and 1008.
- Broward County will provide written reservation confirmation.
- Within 1 week, Lender provides an executed sales contract.
- Within 2 weeks of the executed sales contract, the Lender to submit a complete paper package including the appraisal and comprehensive inspection report.

INCOME CERTIFICATION PROCESS

- County contacts buyer for income certification interview
- County collects third party verifications of employment and assets.
- County prepares a Resident Income Certification and Award Letter.
- After certification, the County reviews the title commitment, final CD, HUD-1 for the 2^{nd} mortgage.
- County prepares the 2^{nd} mortgage package, and wire funds to the title company.
- Application review, income certification, CD approval, and funding takes 4-5 weeks after receiving a COMPLETE application package from the Lender.

MORTGAGE CREDIT CERTIFICATE (MCC)

MCC is:

- A federal income tax credit for first-time homebuyers
- A tax credit equal to a percentage of the annual mortgage interest. The tax credit can be 10% - 50% of the mortgage interest
- A tax credit of up to $2,000 annually for qualified homebuyers

MCC is not:

A tax deduction. Cannot be subtracted from adjusted gross income before income tax is calculated

Benefits of the MCC Program

- Assists higher-income first-time homebuyers.
- MCC runs concurrently with the first mortgage if the homeowner remains in the home.
- Have up to 3 years to use the annual credit.

- Can be used to qualify clients for a loan:

  Using the maximum benefit allowed

  $2,000/12 months = $166.67

MCC Program Guidelines

A qualified buyer would:

- Be a first-time homebuyer. Exceptions to this rule are target areas and veterans
- Have a household income not exceeding program limits
- Purchase a property in Broward County (principal residence) with a purchase price not exceeding program limits
- Complete homebuyer's education with local HUD-approved counseling agency
- Select a participating lender from the program's lenders list.

MCC Program Guidelines

An approved lender would:

- Sign a participating agreement to participate in the MCC Program
- Request a reservation for the homebuyer
- Complete post-closing MCC documents simultaneously with mortgage closing
- Submit post-closing MCC documents and final CD for the issuance of the Mortgage Credit Certificate

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

BROWARD COUNTY FLORIDA

MCC Program Purchase/Income Limits

# of Members per Household	Non-Targeted	Targeted*
1-2 Persons Household	$122,400.66	$138,360.00
3+ Persons Household	$140,760.75	$161,420.00

	Non-Targeted	Targeted
One Unit (Single-family house, condo or town house)	$679,323.60	$830,284.40
Two Units (Duplex)	$869,671.80	$1,062,932.20
Three Units (Triplex)	$1,051,195.50	$1,284,794.50
Four Units (Quadruplex)	$1,306,428.30	$1,596,745.70

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice

BROWARD COUNTY FLORIDA

QUESTIONS?

Contact

Broward County Housing and Urban Planning Division

- 954-357-4943 - AHTF
- 954-357-4947 – MCC

www.broward.org/housing

Homebuyer Program & MCC

6/25/2026 AHTF funds expended on a first-come, first-qualified, first-served basis, when available; other terms may apply; subject to change without notice