

The City of Madera carries out and administers the CalHome Owner-Occupied (OOR) Residential Rehabilitation Program. It assists eligi-

ble Low- or Very-Low income homeowner occupants of single-family homes with loans for the correction of health and safety items as well as energy efficiency measures.

The CalHome OOR Program assists eligible homeowners living within Census Tracts 6.02, 8.00 and 9.00. (See back of brochure for the CalHome OOR Target Area Map.)



Loan Terms:

- Maximum \$30,000, 30-year deferred, zero-interest, silent second loan due when title to your home changes, or the home is not your primary residence, or you refinance and take cash out.
 - You can make voluntary payments at any time.
- Loans is secured by a Promissory Note and a Deed of Trust.
- Please see the chart to find out if your household’s income is right for our program.



CalHome Owner-Occupied Residential Rehabilitation Income Limits by Household Size

HH Size	Household Income
1	Less than or equal to \$32,450
2	Less than or equal to \$37,050
3	Less than or equal to \$41,700
4	Less than or equal to \$46,300
5	Less than or equal to \$50,050
6	Less than or equal to \$53,750
7	Less than or equal to \$57,450
8	Less than or equal to \$61,150
Income limits effective as of April 15, 2015	
For more information, please contact: Mercedes Bravo, Interim Grants Specialist, 559-661-3689; mbravo@cityofmadera.com.	

Program Requirements:

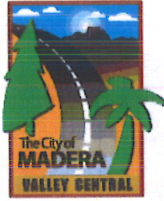
- We use the value of your home before and after construction and the amount owed on the home to determine how much you can borrow.
- We need Title Insurance to equal the amount of the CalHome loan with City as beneficiary.



- Title searches, credit report, notary fees, recording, escrow, appraisals, termite inspections, haul away, disposal bins, architect and permit fees are part of the loan.
- We verify your mortgage to learn if it is current with no late payments for the past 12 months.
- Grants are not available in CalHome-funded programs.
- We will need you to have a fire insurance policy to cover all loans on the property with the City of Madera named on the policy.
- We need a copy of the Deed to your property and all persons on title sign our loan documents.



- We will make a copy of the Social Security card for each household member over 18 years of age.
- We will make a copy of the CA Driver’s License or valid photo I.D. for everyone on title to the property.
- We will make a copy of the income taxes for the last two years and W-2s for each household member filing income taxes.
- We will verify household income for members 18 years of age or older.
- We will make copies of your bank statements (checking and savings accounts, 401K, IRA, Roth and retirement accounts).
- We will make copies of your PG&E statement, Property Taxes and Flood Insurance if the property is located in a Flood Zone.
- It is the policy of the City of Madera to provide services without regard to race, color, religion, national origin, ancestry, age, sex, familial status, physical handicap or disability.



City of Madera CalHome Owner-Occupied Residential Rehabilitation Program Target Area

