

Application Process

All applicants must meet and agree to these 16 conditions to be considered:

1. HUD 2008 income limits for qualification purposes for assistance will be used.
2. Applicant must have two years of consistent employment for the immediately preceding two year time period. Income can include Permanent Disability or Permanent Retirement income.
3. All prospective homebuyers must have income sufficient to meet the expenses of homeownership that are over and above the mortgage payment (I.E. homeowner association dues, maintenance of home and grounds, etc.)
4. All homebuyers must have a credit score sufficient to qualify for a fixed rate mortgage. Adjustable rate mortgages are not allowed.
5. Applicant must agree to include taxes and insurance in monthly payments as well as homeowner dues if requested to do so.
6. Applicants are required to furnish all information required by Grace Corporation to process their application (I.E. social security number, signed release of credit authorization form, etc.). Refusal to furnish required information or sign requested authorizations eliminates applicant from consideration.
7. In the event a lottery is used, prequalification with a lender is required before an applicant can be placed in the lottery.
8. All homebuyers must accept the requirements of a soft-second mortgage held by GRACE Corporation.
9. Applicant must not have been convicted of a felony for the past five years and never have been convicted as a sex offender.
10. Owner, successors and assigns must participate in Home Owners Association for a period of at least 30 years from the date of original purchase of the property from GRACE Corporation.
11. Applicant must live or work in Galveston.
12. Applicant must attend Homeownership Training.
13. Applicant must attend one-year post purchase counseling.
14. Public Housing and Section 8 applicants must have good rental payment history, no records of disturbances and good housekeeping record.
15. Section 8 Homebuyers must abide by the terms of HUD Form 52649: Family Obligations.
16. Applicants must show GRACE and/or GHA proof of ownership of lawn maintenance equipment (I.E. lawnmower, edger, etc.).
17. Assuming all 16 conditions are met and agreed to, the prospective homebuyer may either download the Phase 1 Application or get one from GRACE or the Galveston Housing Authority's Customer Service Window.