

Made It Home! Program Homebuyer FAQ

Q: How do I apply for Made It Home! Program?

A: To apply for the program, you must contact the builder directly to purchase one of the eligible homes. The builder may direct you to their realtor to initiate a contract.

Q: I found a house I like that meets the requirements but is being built by a builder not on your list. Can I still use them?

A: No, you must use one of the approved builders to purchase one of the Made It Home properties.

Q: How can I get my builder approved for the program?

A: The builders are pre-selected for the initial 130 homes currently offered. If the program receives additional funding in 2027, more builders may apply when the program is relaunched.

Q: Can I use Federal Home Loan Bank's down payment assistance with the \$25,000 DPA from State Housing?

A: Yes, you can use the FHLB DPA fund as a third mortgage behind the \$25,000 second mortgage provided by the State Housing.

Q: Is there going to be a refunding of the program for 2027, and will more builders be approved?

A: It is currently unknown if there will be additional funding for 2027. This decision will be made by the State of South Carolina.

Q: I have already been approved by a broker. Can I use them for the loan?

A: No, you must use one of our approved lenders. These can be found on our website under homebuyers.

Q: Where are the homes located?

A: The homes will be located throughout the state and the general location, down to the approximate area within each county the homes are built will be listed. For exact locations, please contact the builders directly.

Q: What assistance is available for homebuyers?

A: Eligible buyers can receive up to \$25,000 in forgivable down payment and closing cost assistance, structured as a zero-interest second mortgage forgiven after ten years.

Q: Can homebuyers use other mortgage options, or do they have to go through SC Housing?

A: Homebuyers are not required to use SC Housing's homebuyer program, but they must use one of the agency's approved lending partners throughout the state. Approved lending partners can be found on the SC Housing website.



Q: Who qualifies for the program?

A: To qualify, buyers must:

- Use the home as a primary residence.
- Have an annual income of \leq \$135,000.
- Finance through SC Housing-approved lenders.
- Meet first-time homebuyer and income requirements if using the SC Homebuyer Bond program.

Q: Can buyers purchase homes before they are completed?

A: No, homes must be finished before purchase. However, contracts can be placed while homes are under construction, similar to other new construction properties.

Q: I'm interested in buying one of the Made It Home! Program homes with the \$25,000 down payment assistance. How do I apply?

A: SC Housing will work with qualified builders to construct and sell these homes. Locations for the initial homes will be based on builder project locations within South Carolina.

Q: If I use SC Housing's bond program to buy one of the Made It Home! Program homes, can I use both the \$10,000 and \$25,000 (for a total of \$35,000) in down payment assistance?

A: Unfortunately, the Made It Home! Program cannot be combined with other SC Housing down payment assistance. The maximum down payment assistance is \$25,000.