

NCHFA's Community Partners Loan Pool (CPLP) Program

FREQUENTLY ASKED QUESTIONS *for* REALTORS®

Updated: February 2024

What is CPLP?

CPLP is the Agency's most generous down payment assistance (DPA) program providing up to **\$50,000** in 0%, deferred, subordinate loans to eligible low- and moderate-income home buyers when combined with an approved first mortgage.

How does a borrower apply for CPLP assistance?

Potential borrowers must work with a [CPLP Member](#), an approved nonprofit or local government housing agency, who will help eligible buyers apply for assistance and if approved, help set the closing date.

Which mortgage lenders can a borrower use with CPLP assistance?

Eligible home buyers have two options:

1. The vast majority of CPLP borrowers work with a [participating NC Home Advantage™ lender](#). When combined with a **NC Home Advantage™ mortgage**, borrowers can receive up to **25%** of the Sales Price or a maximum loan of \$50,000, whichever is less.
2. CPLP borrowers purchasing a home in a rural community can also work with USDA. When using a **USDA Section 502 Direct Loan**, borrowers can receive up to **10%** of the Sales Price or a maximum loan of \$50,000, whichever is less. For more info on USDA Section 502 loans, please contact your area [USDA-Rural Development office](#).

When is the best time to refer a client to a CPLP Member?

After the client has been pre-approved by a participating NC Home Advantage™ lender for the first mortgage and **before** the buyer signs an offer to purchase.

When making an offer to purchase, please allow sufficient time for:

- Borrower to schedule required home inspections and documentation for any needed repairs.
- CPLP Member to help the borrower complete required homebuyer education & in person pre- purchase counseling.
- NCHFA to review, underwrite, approve the file.
- Paralegal to process CPLP loan funds to send to closing (7 Agency business days from approval).

NOTE: Homes built prior to 1978 will require more time to inspect/assess. Talk to a [CPLP Member](#) for more information.

Who is eligible for CPLP assistance?

Households earning no more than 80% of Area Median Income which vary by County and Household Size. You can download the latest HOME Program household income limits used for CPLP here:

<https://www.nchfa.com/homeownership-partners/community-partners/community-programs/community-partners-loan-pool/forms-and-resources>

**NOTE: If you are certified as a Workforce Housing Specialist, you are working with clients that should be eligible for CPLP assistance. Moreover, your home buyers may qualify for a down payment assistance grant from the [NC REALTORS® Housing Foundation](#).*

Are there Sales Price Limits for homes purchased with CPLP funds?

Yes, there are Sales Price limits which vary by County and Type of Home (New Construction vs. Existing). You can download the latest HOME Program sales price limits used for CPLP here:

<https://www.nchfa.com/homeownership-partners/community-partners/community-programs/community-partners-loan-pool/forms-and-resources>

What are the required home inspections for CPLP?

For Newly Constructed homes, a Certificate of Occupancy is required.

For Existing Homes, the following inspections are required:

- Home Inspection by a NC licensed Inspector.
- Local Minimum Housing Code Inspection (Housing Quality Standards (HQS) Inspection can be used as a substitute accompanied by documentation as to why the Local Minimum Housing Code Inspection could not be obtained).

NOTE:

- Homes built prior to 1978 must also be assessed for potential lead-based paint hazards. If your buyer is considering the purchase of such a home, please contact a [CPLP Member](#) **before** an offer to purchase is made.

What are the CPLP home buyer education and counseling requirements?

All CPLP borrowers must complete a minimum of:

- 6 hrs. of HUD-approved Home Buyer Education
- 2 hrs. of in person Pre-purchase housing counseling provided by a HUD-certified housing counselor

The [CPLP Member](#) will determine if the borrower needs additional education and/or counseling. For more information on the available options, please contact a Member.

FOR MORE INFORMATION:

Please contact a CPLP Member in your service area. To search for Members by county served, go to the Current Community Partners page on the NCHFA website:

<https://www.nchfa.com/homeownership-partners/community-partners/current-community-partners>

Please review the **CPLP Program** page on the NCHFA website:

<https://www.nchfa.com/homeownership-partners/community-partners/community-programs/community-partners-loan-pool>

NCHFA offers free, monthly 1-hour **Info Sessions on CPLP** for loan officers and real estate agents interested in learning more about the program. For more info, please go to the Lender “Train with Us” page on the NCHFA website:

<https://www.nchfa.com/home-ownership-partners/lenders/train-us>

Thanks for your interest in CPLP!