

# Program Participating Lenders

## **Prime Lending,**

Mattatha Easton, 330-307-1015

## **Amerifirst Home Mortgage,**

Bradley Miller, 330-965-1808

## **Bank of America,**

Russ Indelicato, 614-987-0109

## **Ruoff Mortgage,**

Harry Krause, 330-519-8544

## **Farmers National Bank,**

Keith Stinson, 330-442-2435

## **Premier Bank,**

Jehmall Davis, 614-549-1001

## **Huntington National Bank,**

Floyd E. Cline II, 330-941-5616

## **PNC Bank,**

Maureen Madara, 814-871-9113

## **Seven Seventeen Credit Union,**

Mark Senkowitz, 330-372-8401

## **Howard Hanna Mortgage,**

Stephanie Pappada, 330-856-0700

## **Cross Country Mortgage,**

Janine Yacoub, 330-979-1061

## **Citizens Bank,**

Joseph Piacquadio, 330-565-0111



## **Trumbull County Commissioners**

Rick Hernandez, President

Tony Bernard

Denny Malloy

## **Trumbull County Planning Commission**

Nicholas I. Coggins

## **City of Warren**

William D. Franklin, Mayor

Eddie L. Colbert, Safety Service Director

Michael D. Keys, Director of Community Development

**For more information or to request an application, please contact:**

Nicholas I. Coggins

Assistant Director/

Director of Economic Development  
Trumbull County Planning Commission

[PCCoggin@co.trumbull.oh.us](mailto:PCCoggin@co.trumbull.oh.us)

330-675-2480 ext. 1

# Warren-Trumbull HOME Consortium



## HOME Homeownership Loan Program



Updated January 2025



## Property Eligibility

The prospective property must meet all of the following requirements in order to participate:

- Must be a single-family dwelling located within Trumbull County, excluding the Cities of Warren, Cortland, McDonald, Niles, and Girard.
- Must be vacant or occupied by the seller/owner. Home purchases that require relocation or displacement of the current tenants are not eligible.
- An independent home inspection must be conducted to ensure the property meets HUD's Section 8 Housing Quality Standards.
- A visual inspection will be conducted by the Consortium to assess any lead-based paint concerns and/ or major code violations. Any chipping/peeling paint, or any code violations will cause the property to be ineligible.
- The property value at the time of purchase must not exceed 95% of the area's median purchase price as determined by HUD.

## Applicant Eligibility

The prospective buyer must meet all the following requirements in order to participate:

- Must occupy the property as a principal residence.
- Must be prequalified by a Mortgage Lender.
- Must complete a 3-hour session of Home Ownership Counseling provided by the Consortium.
- Must be low-to-moderate income. The annual gross income must be between 50% and 80% of the area median income for the area.

Household Size	Minimum Income	Maximum Income
1	\$28,000	\$44,800
2	\$32,000	\$51,200
3	\$36,000	\$57,600
4	\$40,000	\$64,000
5	\$43,200	\$69,150
6	\$46,400	\$74,250
7	\$49,600	\$79,400

Limits revised annually (May 2024)

## About Us?

The Warren-Trumbull HOME Consortium, in participation with local lenders and the U.S. Department of Housing and Urban Development (HUD), created a program to assist low-to-moderate income households with down payment assistance for up to \$10,000 or 20% of the purchase price, whichever is less.

The participating local lenders will finance the remaining balance for up to 30 years at the current fixed rate real estate loans

### Terms

The Consortium will provide a zero percent (0%) interest loan, forgivable at the end of five (5) years, provided all terms and conditions are met. The deferred loan will be secured by a second mortgage on the property.

The buyer must reside in the home and maintain ownership for the 5 year period from the date of the mortgage. The owner must agree not to rent or abandon the property for the life of the loan. The Homeowner must maintain homeowner's insurance with Trumbull County as additional insured for the life of the loan. If these requirements are violated, the Consortium will notify the owner that the loan is due and payable within 30 days.

Subordination requests will only be considered if the homeowner is seeking to obtain a lower interest rate on the balance of the existing lien(s) with a higher position than the HOME lien. The County will not subordinate for requests for debt consolidation or lines of credit.

