



## CommunityWorks North Dakota **DREAM Fund**

**D**ownpayment and Closing Costs – For the purchase of a new or existing home.

**R**ehabilitation – Loans to make repairs to improve and maintain your property.

**E**mergency Repairs – Loans for repairs to fix or replace essential items in your home.

**A**nd other housing related loans including construction and construction bridge loans, and

**M**ortgage Assistance – To overcome:

*Appraisal Gaps* – To finance the gap between the cost of construction and the appraised value of the property. This program may also be used for interim financing during the construction phase.

*Affordability Gaps* – To assist with the gap between the purchase price and the loan amount approved by the lender.

*Other Loan Barriers and Gaps*

## Questions & Answers

**Q: Who should I contact about the DREAM Fund?**

**A:** You can contact us, but better still, talk to your lender first, because the **DREAM** Fund provides only the financing that your lender is unable to provide. It does not replace what lenders can provide.

**Q: Does that mean that the DREAM Fund won't provide my full mortgage?**

**A:** No, but typically your lender will provide most of the financing and the **DREAM** Fund will provide the difference with a second mortgage behind the first mortgage.

**Q: What is the interest rate on the DREAM Fund loans?**

**A:** Rates and terms are structured so that your total payments are affordable to you. Interest rates are typically at market rate or lower.

**Q: Must I be low-income to be eligible?**

**A:** Although most of our lending is to low- to moderate-income borrowers, the **DREAM** Fund will consider loans to anyone regardless of income.

**Q: What if I have bad credit?**

**A:** The **DREAM** Fund can be more flexible in determining your credit-worthiness than traditional lenders, but borrowers must be able to demonstrate the character and capacity to meet their obligations.

**Q: Does it make any difference where I live?**

**A:** The **DREAM** Fund makes loans to persons in major cities, small communities and rural areas. However, the **DREAM** Fund is not yet available throughout the entire state. If in doubt, you or your lender should check with us to make sure you are in our service area.

**Q: Is there more cost and paperwork?**

**A:** The paperwork your lender does for their loan is generally the same as we require. For the most part, we are able to use copies of paperwork your lender already has. We charge an application fee and for any other out-of-pocket expenses incurred by CommunityWorks North Dakota.

**Q: Are there any other requirements?**

**A:** The property must be owner occupied within 60 days of the loan closing except in the case of construction financing. Mobile homes not on a permanent foundation do not qualify. Home buyer education is highly recommended and may be required.

## Owning a home can be a *dream* come true!



CommunityWorks North Dakota is a statewide non-profit corporation that provides various housing programs and services. The **DREAM** Fund was established through contributions and grants to help North Dakotans purchase and maintain their homes.

The **DREAM** Fund is not intended to be a lower-cost alternative to traditional financing. Instead, it provides financing that traditional lending programs cannot provide. It is not limited to low income borrowers. Although most borrowers are expected to be at or below 80% of median income, loans are also made to families and persons earning up to 120% of median income, and in some cases more. There are no set interest rates or terms. Rates are adjusted to make the loan affordable. The **DREAM** Fund *does not provide grants*, only loans, and borrowers must demonstrate the character and capacity to meet their loan payments.

CommunityWorks North Dakota delivers other programs and services to provide affordable rental and home ownership opportunities, including:

- **DREAM II**, providing short-term financing of single-, multi-family, and mixed-use developments
- Homebuyer education
- Disaster recovery
- Statewide technical assistance
- Housing development
- Other lender assistance



**CWND**  
CommunityWorks  
North Dakota

200 1st Avenue NW  
Mandan, ND 58554  
Phone 701-667-7600 • Fax 701-255-7228  
Email [cwnd@communityworksnd.org](mailto:cwnd@communityworksnd.org)  
[www.communityworksnd.org](http://www.communityworksnd.org)



# Is buying or repairing a home nothing more than a *dream*?



Perhaps the CommunityWorks  
North Dakota

**DREAM Fund**



can help you realize  
the American Dream  
of home ownership!



dream  
fund