

**Reservations for Funds
Begin January 20, 2026**

DOWN PAYMENT PLUS PROGRAM 2026



**Maximum Grant
Available up to
\$10,000**

- Homebuyer MINIMUM Contribution of \$1,000
- Funds can be used for down payment & closing costs
- Available to qualified buyers on home purchases only
- Funds reserved upon receipt of accepted offer
- Available for properties in all 72 Wisconsin counties
- Allow 3 weeks prior to closing to reserve funds & complete education requirements

Down Payment Plus Program Guidelines

Wood County (income limits effective 4/15/2025 - subject to change)

Household Size	1	2	3	4	5	6	7	8
Income Limits	52,000	59,400	66,850	74,250	80,200	86,150	92,100	98,050

Portage County (income limits effective 4/15/2025 - subject to change)

Household Size	1	2	3	4	5	6	7	8
Income Limits	54,800	62,600	70,450	78,250	84,550	90,800	97,050	103,300

Adams County (income limits effective 4/15/2025 - subject to change)

Household Size	1	2	3	4	5	6	7	8
Income Limits	52,000	59,400	66,850	74,250	80,200	86,150	92,100	98,050

<https://www.fhlbc.com/community-investment/competitive-affordable-housing-program-ahp/ahp-program-policy-and-forms/hud-income-guidelines>

Minimum/Maximum: Maximum grant per household is \$10,000, subject to availability and homebuyer net contribution. The grant amount is further capped at 25% of the first mortgage amount. Therefore, if the first mortgage amount is less than \$40,000, the grant amount is reduced to 25% cap amount.

Borrower Eligibility: Borrowers with total annual household incomes at or below 80% of area median, adjusted for family size. (see above).
NOT Eligible: Cosigners and non-occupant borrowers.

First Mortgage Type: Conventional, VA, WHEDA and Federal, State and Local housing assistance programs.
NOT Eligible: WDVA loans.

First Mortgage Term: Fixed rate, WHEDA, VA and ARM (with a minimum 5-year fixed rate).

Grant Retention Period: Grant is forgiven over a 5-year period. 20% of the original grant amount is forgiven each year during the 5-year period; borrower must repay outstanding grant amount to the Federal Home Loan Bank of Chicago if before the end of the retention period the borrower ceases to own or occupy the property as their primary residence, or the retention vehicle is prematurely terminated due to refinancing. Recapture is waived if the residence is sold to another income- eligible borrower.

Eligible Properties: Owner-occupied, one and two-family dwelling units in urban and rural areas, manufactured homes. NOT Eligible: Single-wide mobile homes.

Home Buyer Counseling: Mandatory online education course AND the 1-on-1 purchase counseling class via telephone.

Eligible Costs Financed: Down payment, closing costs, rehab costs associated with purchase. By Grant: 2-month PITI escrow and reimbursement of home buyer counseling costs up to \$500. Homebuyers may receive cash back of up to \$250 at closing if they have contributed in excess of the required \$1,000 equity contribution.

Melissa Kolbeck (715) 422-1806
NMLS# 1228020
4200 8th St S WI Rapids WI
54494 mkolbeck@pcs.bank

Korbi Feltz (715) 204-1663
NMLS# 452680
2558 Post Rd Plover WI
54467 kfeltz@pcs.bank