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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 5/1/2026 - subject to change)

Household Size	1	2	3	4	5	6	7	8
Income Limits	53,800	61,450	69,150	76,800	82,950	89,100	95,250	101,400

Portage County (income limits effective 5/1/2026 - subject to change)

Household Size	1	2	3	4	5	6	7	8
Income Limits	59,550	68,050	76,550	85,050	91,900	98,700	105,500	112,300

Adams County (income limits effective 5/1/2026 - subject to change)

Household Size	1	2	3	4	5	6	7	8
Income Limits	53,800	61,450	69,150	76,800	82,950	89,100	95,250	101,400

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

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Paper City Savings Bank NMLS #454920