

Affordability Period Table

NSP Benefit to Buyer	Minimum Affordability Period
Less than \$14,999	5 years
\$15,000-\$40,000	10 years
Over \$40,000	15 years

*Terms & conditions of affordability period are subject to change without notice

Note: Should the homebuyer sell the residence or no longer occupy the home as their primary residence **prior to completing a minimum five year affordability period**, Harris County shall recapture the total NSP assistance provided.

Example (Full-Recapture):

Total NSP assistance - \$28,980.00

10 year affordability

Homebuyer sells house at year 3, with 7 years of affordability left.

Homebuyer to repay the **full NSP assistance** amount of \$28,980.00 back to Harris County

Note: Should the homebuyer sell the residence or no longer occupy the home as their primary residence **after completing a minimum five year affordability period**, homebuyer shall be required to repay the monthly pro-rated balance of the NSP assistance provided.

Example (Pro-Ration):

Total NSP assistance - \$28,980.00

10 year affordability

Homebuyer sells house at year 7, with 3 years of affordability left.

$\$28,980.00 / 120 \text{ months} = \241.50 per month

Homebuyer to repay \$8,694.00 back to Harris County
(\$241.50 x 36 months left on affordability period)

Note: Should the homebuyer sell the residence or no longer occupy the home as their primary residence **after completing a minimum five year affordability period**, homebuyer shall be required to repay the monthly pro-rated balance of the NSP assistance provided.

Example (Pro-Ration):

Total NSP assistance - \$43,850.00

15 year affordability

Homebuyer sells house at year 6, with 9 years of affordability left.

$\$43,850.00 / 180 \text{ months} = \243.61 per month

Homebuyer to repay \$26,309.88 back to Harris County
(\$243.61 x 108 months left on affordability period)