



**FIRST TIME HOME BUYERS PROGRAM APPLICATION**

The City of Wood River First Time Home Buyers Program provides income-based down payment assistance for \$1,000 to \$5,000 for first time home buyers purchasing a home within the City limits of Wood River. Please review the requirements carefully, fill out the form completely, and attach all required documentation before submitting your application. Applications should be submitted to:

City of Wood River  
 First Time Home Buyers Program  
 111 N Wood River Avenue  
 Wood River, IL 62095

After receiving your application and all required supporting documentation, the City will determine your eligibility for the program. Please allow up to ten (10) calendar days for City Staff to process the application. Once the application is approved and all requirements have been met, the City of Wood River will provide the down payment assistance fund at the sale’s closing. The City will require that all homeowner and City contributions be itemized on the closing disclosure statement.

**Application Checklist**

In order to process your application, please submit the following supporting documents with your application. The City may request additional income documentation after reviewing applications. Failure to submit all required documents will result in denial of the application.

- Signed Sales Contract (if applicable)
- Two (2) recent months paystubs of all employed occupants in the household (18+)
- Previous year’s tax returns for all employed occupants in the household (18+)
- Two (2) recent months of checking/savings account statement for all occupants
- Social Security benefits statements, alimony/child support agreements, etc., if applicable
- Other benefits/income statements (pension, investments, etc.), if applicable
- W-9 Request for Taxpayer Identificaiton Number and Certification
- Copy of photo ID of applicant(s)

**Eligibility**

Applicants must be first time home buyers purchasing a home within the City of Wood River and must provide a matching contribution determined by the chart below. The Median Area Income (MAI) used to determine the required buyer contribution is the level established by the Department of Housing and Urban Development at the time of application.

2025 Income Limit	Household Members							
	1	2	3	4	5	6	7	8
80%	62,400	71,300	80,200	89,100	96,250	103,400	110,500	117,650
50%	39,000	44,600	50,150	55,700	60,200	64,650	69,100	73,550
30%	23,400	26,750	30,100	33,400	37,650	43,150	48,650	54,150

Buyer Income	Buyer Contribution	City Contribution
Up to 30% of MAI	30%	\$1,000 to \$5,000
More than 30% and up to 50% of MAI	50%	\$1,000 to \$5,000
More than 50% and up to 80% of MAI	80%	\$1,000 to \$5,000
At or above 80% of MAI	100%	\$1,000 to \$5,000





**CITY OF WOOD RIVER  
FIRST TIME HOME BUYERS PROGRAM APPLICATION**

**APPLICANT/CO-APPLICANT INFORMATION**

Last Name	First Name	Middle Initial	Phone Number
Current Address	City	State	Zip Code
Last Name	First Name	Middle Initial	Phone Number
Current Address	City	State	Zip Code

By checking this box, I/we certify that I/we have not previously purchased or owned a home.

**HOME, INCOME, AND ASSET INFORMATION**

Address of Property to be Purchased	Number of Occupants	Current/Previous Property Owner	
Name of Lending Institution	Name of Loan Officer	Estimated Date of Closing	
Lending Institution Address	City	State	Zip Code
Total Household Annual Income	Bank Account Types <input type="checkbox"/> Checking <input type="checkbox"/> Savings	Bank Name(s)	

I/we have reviewed Ordinance No. 2795 regarding the City of Wood River's First Time Home Buyers Program and understand the terms and conditions, and further allow the City to verify the information in order to ensure that the program requirements are met. Submission of this application does not in itself obligate the City or Home Buyer without execution of an agreement.

_____	_____
Applicant Signature	Date
_____	_____
Co-Applicant Signature	Date

**City Verification/Review and Sign-Off**

Approved     Denied    Reason for Denial: \_\_\_\_\_

_____	_____
Program Administrator	Date
_____	
Requested Amount	

