

City of St. Petersburg
A+ Teacher Housing Program

Founded on the premise that a great city requires great schools and great schools require great teachers, St. Petersburg's A+ Teacher Housing program was designed to attract and retain educational professionals who are committed to teach in our community's schools and live in our community's neighborhoods.

The A+ Teacher Housing Program provides home purchase assistance to qualified instructional personnel and local administrative personnel, as defined by the Pinellas County School System, who are assigned to teach in a public elementary, middle or high school within the municipal boundaries of St. Petersburg or specific schools outside the city that are utilized by students from the City of St. Petersburg. Qualified applicants can receive a 0% interest loan up to \$20,000 that will be forgiven over 10 years. Loans received from the City may be used for down payment and/or closing costs for the purchase of a new or existing home, located anywhere within the City, with a sales price that does not exceed \$215,555.

Loan Term; so long as the qualifying teacher is actively employed at a St. Petersburg school and maintains the home as their legal homestead and primary place of residence, 10% of the A+ Teacher Housing Loan will be forgiven. If the teacher teaches and lives in St. Petersburg for ten years, this loan will be completely forgiven and satisfied.

MAXIMUM HOUSEHOLD ANNUAL INCOME

| HOUSEHOLD SIZE | MAXIMUM INCOME |
|---------------------------|---------------------------|
| 1 | \$45,720 |
| 2 | \$52,200 |
| 3 | \$58,800 |
| 4 | \$65,280 |
| 5 | \$70,560 |
| 6 | \$75,720 |
| 7 | \$81,000 |
| 8 | \$86,160 |

A+ TEACHER HOUSING PROGRAM

Other Information:

1. Credit underwriting criteria:
 - a) Customary Debt to Income Ratio for this program is 41% of the applicant's monthly gross income including principal, interest, taxes and insurance and all installment and revolving debt
 - b) All of applicant's judgments and collections must be paid at or before closing.
2. The attached list of lenders provide loan pre-qualification and accept your application when you have found a home you want to purchase. The lender submits your loan package to the city for review and approval.
3. All properties must meet the City of St. Petersburg's Property Maintenance Minimum Standards and /or Florida State Statute 553, prior to occupancy.
4. All applicants must provide a minimum of 2% of the purchase price of the home toward the home's purchase from their own funds, which may include gifts.
5. All A+Teacher Housing Program loan applicants must attend, and be certified by, an approved and accredited Home Buyer Educational Course prior to closing.
6. After a home is purchased, all A+ Teacher Housing Program loan recipients must attend the city-approved Family Budgeting and Basic Home Maintenance Course.
7. If the assisted teacher ceases to teach in a St. Petersburg school or no longer occupies the assisted home as homestead—the remaining loan balance will be required to be repaid to the city.

For Further Information:

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| Joyce Morris Housing Finance Coordinator City of St. Petersburg Housing and Community Development P.O. Box 2842 St. Petersburg, Florida 33731 (727) 893-7247 email: joyce.morris@stpete.org | |
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A+ TEACHER HOUSING PROGRAM

Participating Schools

Elementary Schools

Seventy-Fourth Street
Azalea
Bay Vista Fundamental
Bay Point
Bear Creek
Blanton
Campbell Park
Clearview Avenue
Doug Jamerson
Fairmount Park
Lakeview Fundamental
Lakewood
Lynch
Maximo
Melrose
Mt. Vernon
North Shore
Northwest
Pasadena Fundamental
Perkins
Rio Vista
Sanderlin
Sawgrass Lake
Sexton
Shore Acres
Tyrone
Westgate
Woodlawn

Middle Schools

Azalea
Bay Point
John Hopkins
Lealman Intermediate
Meadowlawn
Riviera
Southside Fundamental
Thurgood Marshall
Tyrone

High Schools

Boca Ciega
Gibbs
Lakewood
Northeast
St. Petersburg

Secondary Schools

Norwood Secondary

Exceptional Schools

Hamilton Disston
Nina Harris
Richard L. Sanders

QUALIFIED PINELLAS COUNTY SCHOOL EMPLOYEES

LOCAL ADMINISTRATIVE PERSONNEL

Assistant Principal
Assistant Principal, Artistically Talented Program
Assistant Principal, Center for Advanced Technologies
Assistant Principal/Coordinator – Magnet Program(s) Elementary/Middle School
Assistant Principal/Coordinator – Magnet Program(s) High School
Assistant Principal, ESE Center (Mentally Handicapped/Severely Emotionally Disturbed)
Assistant Principal, International Baccalaureate Program
Director, Tomlinson Adult Learning Center
Principal
Principal, Alternative High School
Principal, ESE Center
Principal, Secondary Discipline Program

INSTRUCTIONAL PERSONNEL

As defined by Pinellas County School System

City of St. Petersburg

W.I.N. Coalition Lenders

| <u>BANK</u> | <u>LENDING CONTRACT</u> | <u>LOAN</u> | <u>PHONE</u> |
|---|-------------------------|-------------|--------------------------|
| BEN ADAMS FUNDING, INC. | Elijah Gosier | Mortgage | 455-7928 |
| AMERICAN HOME MORTGAGE ddalton@americanhm.com | Donna Dalton | Mortgage | 521-0812 |
| AMSOUTH BANK kcioce@amsouth.com | Karen Cioce | Mortgage | 535-4336 |
| APEX LENDING | David Coceres | Mortgage | 642-1166 |
| AFFORDABLE HOME MORTGAGE samwax@myeasymortgage.com | Sam Wax | Mortgage | 526-9901 |
| A PLUS HOME MORTGAGE CO. tony@aplushomemortgage.com | Tony Francalandia | Mortgage | 322-9990 |
| BANK OF AMERICA jennifer.e.lindley@bankofamerica.com | Jennifer Lindley | Mortgage | 892-1744 |
| BUCCANEER MORTGAGE CO. loans@buccanceermortgage.com | Michael Craig | Mortgage | 898-2827 |
| CITI LIFE FINANCIAL | Donald Jenkins | Mortgage | 456-0821 |
| COUNTRYWIDE HOME LOANS | Sandra Anderson | Mortgage | 724-0263/688-4250 (cell) |
| COUNTRY HOME MORTGAGE | James Byars | Mortgage | 399-9905 |
| DYNASTY MORTGAGE, INC. | Robert TenEyck | Mortgage | 323-2910 |
| EAST LAKE MORTGAGE CORP. rosasang@aol.com | Rosa Sang | Mortgage | (813) 855-2106 |
| ESTABLISHED MTG. PROFESSIONALS | Yudy Barrios | Mortgage | 580-6573 |
| FIRST ATLANTIC MORTGAGE dean@firstatlanticmortgage.com | Dean Mlinarich | Mortgage | 322-1777 |
| FIRST STATE BANK cpalese@firstbankfl.com | Christine Palese | Mortgage | 898-6401 |
| GENESIS MORTGAGE SERVICES www.gmsloan.com | Scott Santos | Mortgage | 866-525-1800 |
| GOOD FAITH MORTGAGE jim.byars@goodfaithusa.com | James Byars | Mortgage | 517-1809 |
| GULF TO BAY MORTGAGE CO. gulftobaymortgage@att.net | Albert G. Borg | Mortgage | 528-0405 |

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| GULF & SOUTHERN MORT. CO. | Frank Newburg | Mortgage | 344-3995 |
| LIBERTY FINANCIAL R.E. FUNDING | Denise Drews | Mortgage | 796-5554 x 122 |
| THE LOAN SOURCE | Dana McCall | Mortgage | 497-0083 |
| MARKET STREET MORTGAGE | Jerry Cobb | Mortgage | 539-8300 |
| MILLS FIRST | Sylvia Darcangelo | Mortgage | 391-1315 |
| MORTGAGE WRITERS | Michael T. Culbreth | Mortgage | 327-7980 |
| MORTGAGE CORNER leslie@the-mortgage-corner.com | Leslie Bridges | Mortgage | 895-4380 |
| NORTH AMERICAN MORTGAGE CO. hurstone@aol.com | Darryl Derwor | Mortgage | |
| NORTHERN TRUST COMPANY | Marilyn Ward | Mortgage | 895-1702 |
| NOVASTAR HOME MORTGAGE CO. | Terri Moohan | Mortgage | |
| PREMIER MORTGAGE FUNDING. INC | Mark Wilson | Mortgage | 813-769-6267 |
| PREMIERE MORTGAGE BANKERS, INC. | | Mortgage | 556-0033 |
| RAYMOND JAMES BANK | Karen M. Rodgers | Mortgage | 567-4673 |
| RESIDENTIAL FUND GROUP, INC. | Sandra Sells | Mortgage | 585-6206 |
| STATEWIDE MORTGAGE | | Mortgage | 797-0300 |
| STOCKTON TURNER | Brian Smith | Mortgage | 323-7759 |
| SUNRISE FINANCIAL | Tammy Dewey | Mortgage | 1-800-296-6303 |
| SUNTRUST BANK | Linda Daly | Mortgage | 892-3938 |
| THIRD FEDERAL SAVINGS & LOAN diana.hathaway@thirdfederal.com | | Mortgage | 822-4331 |
| TUSA MORTGAGE CENTRAL | | Mortgage | 209-0501 |
| WACHOVIA BANK | | Mortgage | 538-4406 |
| WORLD SAVINGS | Colin Feuling | Mortgage | 813-282-6049 |
| YES YOUR EQUITY SOURCE loanyes.net | Judi Crossen | Mortgage | 896-3848 |