

City of San Marcos Fire and Police Residential Homebuyer Incentive Program

The City of San Marcos is offering an incentive to City Fire Fighters and Police Officers employees to choose San Marcos as their principal place of residence.

The program provides a zero-interest, forgivable loan of \$5,000 to be used for:

- **Closing Costs**
- **Down Payment**
- **Prepaid Items** (such as insurance and taxes)

No repayment will be required if the Borrower:

- Lives in the house for the next five years
- Remains a qualified City employee



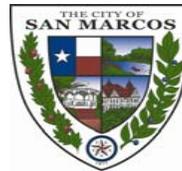
Blanco River Village Subdivision

Fair Housing is the Law

The City of San Marcos promotes Equal Housing Opportunities in accordance with the Federal Fair Housing Act. Individuals who refuse to rent or sell homes to people based on race, color, national origin, religion, sex, familial status, or disability are violating federal law.



Fair Housing complaints can be filed with the U. S. Department of Housing and Urban Development (HUD) toll free at 1.800.669.9777 (1.800.927-TDD).



City of San Marcos Program Contact Information

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CITY OF SAN MARCOS



FIRE AND POLICE



Residential Homebuyer Incentive Program

Choose San Marcos for Great Quality of Life ...

Work

Live

Play

Homebuyer Incentive Process Is Simple & User Friendly

1. Complete an Incentive Loan application form.
2. Obtain eligibility verification from your employer.
3. Find a home located within the San Marcos city limits and secure a contract for its purchase.

Who Qualifies for the Incentive?

Fire Fighters and Police Officers who have not owned a residence inside the San Marcos city limits within the past year.

Why San Marcos?

- Well trained, effective Civil Service Police and Fire Departments with Community Policing and New Central Fire Station
- Population: 53,913
- Career-Ladder Competitive Pay
- Two excellent public school districts—San Marcos CISD and Hays CISD

- 39 City parks, trails and green space areas covering 1,191 acre



- Outstanding Public Library featuring a variety of children and adult programs

- Employee membership to Activity Center with indoor pool, racquetball courts, and sports / leisure programs for all ages



- Beautiful homes offering both shopping and entertainment

4. Obtain a primary mortgage loan from the lender of your choice.
5. Provide the City with a copy of the lender's Good Faith Estimate for the loan.
6. Provide closing information to the City.

Loans are awarded on a first-come / first-serve basis subject to funding availability.

Simple Program Requirements

1. Select the single-family home, townhouse, or condominium of your choice.
2. Complete a 5-year eligibility period by living in the home and working for the City.
3. Make no payments — the loan balance will be reduced by 20% (\$1,000) per year if you remain eligible.
4. After 5 years of eligibility, the loan balance is zero and the lien is released.



Cottonwood Creek Subdivision

Franklin Square Subdivision

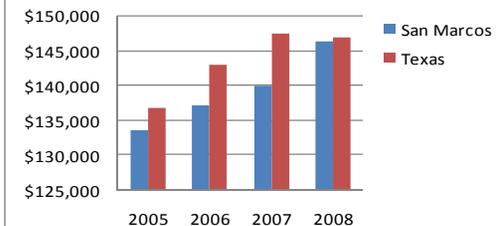


Housing Statistics

Year-to-Date as of Sept. 2009 Average Sales Price

San Marcos	\$158,700
Austin	\$236,600
Bryan-College Station	\$166,900
San Antonio	\$181,200
Texas	\$185,900

Annual Median Home Sales Price Comparison



Source: Texas A & M Real Estate Center