



Rural Homeownership Program

Your opportunity to own your own home



You may be eligible for financial assistance to purchase a single family home or a semi-detached home in selected rural communities, at fair market value.

Eligible households

You may be eligible for financial assistance if:

- you currently rent a home owned by Manitoba Housing in selected rural communities
 - you would like to purchase a vacant home owned by Manitoba Housing in selected rural communities
- and*
- your annual household income is at or below the income limit set by Manitoba Housing
 - you do not currently own a home or other property
 - you qualify for a mortgage from a financial institution
 - the home you purchase from Manitoba Housing will be your principal residence

Available Financial Assistance

Down Payment Assistance

Qualified applicants will receive financial assistance from Manitoba Housing towards the down payment for the purchase price of the home.

The down payment assistance has two components. One is 10 per cent of the purchase price and the other is 15 per cent of the purchase price.

- The 10 per cent amount is forgivable on a pro-rata basis over five years. This means that for each year that you own and live in the home, one-fifth of the down payment assistance will be forgiven. After five years, the loan amount will reduce to zero.
- The 15 per cent amount is forgivable after 15 years of continuous ownership and occupancy of the property. This means if you own and live in your home for 15 years or longer, you do not have to pay back the 15 per cent portion of the down payment assistance.

This example shows how the Rural Homeownership Program works for a house priced at \$60,000:

Purchase price	\$60,000
Down payment assistance from Manitoba Housing:	
10% contribution	\$6,000
15% contribution	\$9,000
Total value of down payment assistance	\$15,000
Amount of the mortgage from a financial institution	\$45,000

Additional Assistance

In addition to the down payment assistance, qualified applicants are eligible for:

- **Land Transfer Tax and Fees** – Manitoba Housing will cover this cost.
- **Non-repayable grant** – A grant of \$1,500 is available to assist you with legal fees and other costs (second mortgage registration, home inspection, utility hook-up, moving costs, etc.).

Important Notes

- Under your mortgage agreement with the financial institution where you get your mortgage, you are responsible for all payments.
- The amount of financial assistance you receive from Manitoba Housing depends on the purchase price of the home.
- Manitoba Housing will inspect the property before the sale and repair all identified health and safety concerns.



- Homeowners may apply to Manitoba Housing renovation programs to help with other home repairs.

Ask Us

To find out if you are eligible and for information about the income limits set by Manitoba Housing:

Website: www.manitoba.ca/housing

Email: hcdrealestateinquiries@gov.mb.ca

Phone: 204-945-0567 or 204-945-6396

Toll-free: 1-855-201-4624 outside Winnipeg

In person: 2nd floor - 352 Donald Street

Winnipeg, MB R3B 2H8