

Affordable Homeownership Opportunity – General Information regarding Deed restrictions:

You are applying for an affordable housing opportunity under Chapter 40B, the Massachusetts Comprehensive Permit Law which restricts the deed for this property (“Deed Rider”). The agency that monitors the implementation and compliance of the “Deed Rider” is called “the “Monitoring Agency”” and for this specific property is: **CHAPA – Citizens’ Housing and Planning Association 18 Tremont Street # 401, Boston, MA 02108. Tel: 617-742-0820**

We recommend that you review the “Deed Rider” before you commit to purchase an affordable home.

Following we highlight for you the important deed restrictions:

Principal Residence: The property must be your principal residence where you regularly live, eat, sleep, are registered to vote, etc.

Leasing: You **may not** rent or lease your home without the prior written consent from the “Monitoring Agency”.

Refinancing: You must get an approval from the “Monitoring Agency” if you wish to refinance your mortgage or obtain a second mortgage.

Capital improvements: You should contact your “Monitoring Agency” prior to making capital improvements to you home (adding living space, replacing major systems etc.). The “Monitoring Agency” can determine if these improvements will be prorated in your resale price.

Selling your home: The resale price of your affordable home is defined by a formula that is included in your “Deed Rider”. When you decide to sell you affordable home you **must** notify the “Monitoring Agency” and the Town. The “Monitoring Agency” will determine the resale price and the selling process to comply with the deed restrictions and to keep the long term affordability of the home.

If you have any questions please contact **Avi Glaser 617-970-2403** before making any commitment!!

The Application and purchase Process

- This is a “first come first serve” process. The first buyer that qualifies will be able to submit an offer will be considered to purchase this home.
- Your first step is to understand the character of the program and your responsibilities as an owner of an affordable home, review the application and information to determine if you qualify (maximum annual income for all family members, maximum assets, first time home buyer status, available down payment and being pre approved for a loan that is a 30+ years fixed rate product.
- Fill out the application and send to Avi Glaser with a pre approval letter.
- Your application will be reviewed and if you qualify a showing will be arranged.
- After seeing the property and if you are interested to proceed, you will submit an offer with a deposit.
- In the offer you will include a date for Purchase and Sale (P&S) and closing. Also decide the contingencies (mortgage, inspection and documentation) that will be added to the offer.
- Seller will accept, reject or negotiate the offer.
- Upon acceptance you will apply for a mortgage and decide if you order an inspection (you will pay for the inspection).
- After the inspection and if you are moving forward your attorney will review the P&S. A second deposit will be required.
- Your bank will send an appraiser to appraise the property.
- You will provide a bank commitment letter two weeks before the closing and the so the deed rider can be prepared and sent to the closing attorney.
- Next mile stone will be closing.

You will need to take a first time home buyer class offered by a certified (by CHAPA) before the closing. The earlier you take this class you will better benefit of this important educational module.

I will be there to assist you in the process.

Affordable Homeownership Opportunity

Fernhill Estate Condominiums
2 Rebecca Way, Methuen, 01844 MA

ELIGIBILITY REQUIREMENTS

Applicants:

The Applicant must be 55 years and older in order to qualify. Proof of age has to be provided.

If the applicant owns a home, it has to be sold before closing on the affordable property.

Income Eligibility:

To be eligible to purchase an affordable home, gross annual income must be below the maximum level as described below. There is no minimum income, although applicant's income must be able to support a mortgage that is sufficient to purchase the affordable home.

To be eligible, the combined annual income for all income sources of all income-earning members in the household must be at or below eighty percent of the area median income, as defined by HUD, adjusted for household size, for the local area. Income in most cases is defined as gross taxable income as reported to the IRS. According to the 2015 Income Guidelines released by HUD on March 2015, the income limits for Methuen, MA are the following:

1-person household: \$46,100

2-person household: \$52,650

Bonus pay, overtime pay or other compensation is most often considered part of the total income. However, these issues will be reviewed on a case-by-case basis. Consideration will be taken if it was a one-time occurrence, or is not a regular occurrence, especially if it renders the household over the income eligibility guidelines. In this case, it could be determined that the household will remain income-eligible. Applicants must submit evidence of all income sources with the application. This includes:

- Five most recent pay stubs
- Entire federal Tax Returns for the last 3 years (2012,2013,2014)
- W2s from the most recent year (2014)
- Social security documentation, if applicable
- Pension documentation, if applicable
- Any other income sources, such as alimony or child support

Maximum Assets:

The total gross household asset limitation is \$75,000. If applicant owns a home that is being sold prior to closing or in a 12 month prior to closing the net assets generated from the sale of the property cannot exceed \$200,000.

Liquid assets include all cash, cash in savings accounts, checking accounts, certificates of deposit, bonds, stocks, and the value of real estate holdings as outlined above, and other forms of capital investment.

Restricted accounts, such as IRAs, 401(k)s, SEPs and pension funds will be used to calculate total amount of assets and will be used to calculate gross income, if a household is currently drawing down from the account(s). Applicants who demonstrate that a penalty will be assessed if such funds are withdrawn, may have the amount of the asset reduces by the amount of the penalty.

Imputed interest income from all accounts, including liquid assets and restricted accounts, will be calculated by multiplying the total amount of assets over \$5,000 by ½% and added to the total gross income.

If a household falls under an exemption to the first-time homebuyer requirement and owns property, the property must be sold. The profit from this sale will be counted towards the asset limit.

Applicants must submit copies of the 2 most recent statements for all assets.

Financing:

Households must be able to obtain their own financing. Households should have sufficient funds for a down payment and closing costs.

Non-household members are not permitted to be co-signers on the mortgage.

Down Payment:

Minimum down payment for this program is 3% of purchase price. At least 1.5% must come from buyer's own liquid assets.

Resale Application for Chapter 40B Affordable Homeownership Projects

General Information

Date: _____

Name of Development **Fernhill Estates Condominiums**

Address of affordable unit to be purchased **2 Rebecca Way, Methuen, MA 01844**

Are you working with a real estate broker under a "buyers contract" Yes _ No _

Name of Applicant _____

Address _____

City _____

State _____

Zip Code _____

Home Telephone Number () _____

Work Telephone Number () _____

Number of persons in household _____

Household Information

Please list ALL household members, regardless of age, who will occupy the affordable home: (Failure to list any household member that is planning on residing in the property is considered fraud and could result in prosecution)

Name	Date of Birth	Social Security #	Relationship
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

First-Time Homebuyers

Have you owned a home or joint interest in a home in the past three years from the date of this application?

YES

NO

If YES, please explain:

Employment Status

Applicant's Name: _____

Occupation: _____

Present Employer
Contact Information: _____

Date of Hire: _____

Name & Title of Supervisor: _____

Annual Gross Salary: _____

Co-Applicant's Name: _____

Occupation: _____

Present Employer
Contact Information: _____

Date of Hire: _____

Name & Title of Supervisor: _____

Annual Gross Salary: _____

If other adult household members are employed, please attach a separate sheet with their current employment information.

Income Information

Please complete the following information for all persons receiving income in the household at the time of applicant. Household income includes gross wages, retirement income (if drawing on it for income), business income, veteran's benefits, alimony/child support, unemployment compensation, social security, pension/disability income, supplemental second income and dividend income.

In addition to completing the following, please attach all income documentation including:

- Five most recent pay stubs
- Entire federal Tax Returns for the last 3 years
- W2s from the most recent year (2014)
- Social security documentation, if applicable
- Pension documentation, if applicable
- Pre-approval letter for sales price amount (This should be a pre-approval letter and not a pre-qualification letter. Therefore, the lender should have already verify that your income and asset information is accurate)
- Evidence of sufficient down payment (bank statement, gift letter or evidence of down payment assistance program)
- If you are self-employed: a complete accounting statement of income and expenses year to date.

Applicant

Salary: \$ _____
Interest & Dividends \$ _____
Alimony/Child Support \$ _____
Other Income & Source \$ _____
TOTAL INCOME: \$ _____

Co-Applicant

Salary: \$ _____
Interest & Dividends \$ _____
Alimony/Child Support \$ _____
Other Income & Source \$ _____
TOTAL INCOME: \$ _____

If there are other adult household members who are earning income, please attach a separate sheet with their current income information.

Asset Information

Please complete the following Asset Information for all household members. Assets include liquid assets, such as cash in checking or savings accounts, stocks, bonds, retirement accounts and other forms of capital investments, excluding equity accounts in homeownership programs or state assisted public housing escrow accounts.

In addition to completing the following, **please attach at least 2 months of your most recent asset documentation such as bank statements, brokerage statements, etc.**

Applicant

Name on Account: _____
Bank Name: _____
Bank Address: _____
Amount in Savings: _____
Amount in Checking: _____
Other Accounts: _____
Gift amounts to be received for down payment: \$ _____

Disclosure Form

Please check and fill in the following items that apply to you

- ___ I/We certify that our household is _____ persons.
- ___ I/We certify that our annual household income is _____. Income from all family members has been included.
- ___ I/We certify that my/our total liquid assets do not exceed the asset limit, as defined in the application.
- ___ I/We certify that we qualify as first-time homebuyers, as defined in the application
- ___ I/We certify that all members of the household listed on this application will reside in the property if I/we purchase the property
- ___ I/We certify that the information contained in this application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that perjury will result in disqualification from further consideration. I/We further understand that if I/we are able to purchase the property and perjury is discovered after we have made said purchase, our right to own this property will be forfeited.
- ___ I/We understand that it is my/our obligation to secure the necessary mortgage for the purchase of the home and all expenses, including closing costs and down payments, are my/our responsibility.
- ___ I/We further authorize Omega Ventures Inc., to verify any and all income and asset and other financial information, to verify any and all household, resident location and workplace information and directs any employer, landlord or financial institution to release any information to Omega Ventures Inc. for the purpose of determining income eligibility.

Applicant Signature

Date

Co-Applicant Signature

Date

**Please send the full application and all needed documents to:
Avi Glaser: aviglaser@comcast.net**

Application Checklist

Please make sure the following documents are included with your application:

- Completed Application
- Proof of DOB.
- Five most recent pay stubs for all household members
(Accounting of business income and expenses year to date if self employed)
- Entire federal Tax Returns for the last 3 years (including all schedules)
- W2s from the most recent year (2014)
- Social security documentation, if applicable
- Pension documentation, if applicable
- Evidence of child support or alimony funds received
- Pre-approval letter for at least the sales price amount
- Evidence of sufficient down payment (bank statement, gift letter or evidence of down payment assistance program)
- Bank and other asset statements from the 2 most recent months
- If current house on the market, proof of listing and a net proceeds form.
- If house sold in past year, proof of net assets generated from sale.