

AN AFFORDABLE HOMEOWNERSHIP OPPORTUNITY IN NEWTON



Crescent Field Condominium
44 C Crescent Street, Newton, MA 02465
5 rooms, 2 bedrooms, 840 sq. ft. total
1 full bath
1 deeded parking space, plus 1 visitor space
Fuel: gas
Central Air Conditioning
\$222/month condo fee
Purchase Price \$118,530.88

- ✓ The condominium is subject to a deed restriction that limits the amount of appreciation the owner is permitted to earn, and requires that the property be resold to an income eligible buyer.
- ✓ Household preference of 2 persons for 2 bedroom unit.
- ✓ Eligible Homebuyers may qualify for downpayment assistance.
- ✓ Maximum Gross Income Eligibility Limits:
 - 2 people - \$ 52,950
 - 3 people – \$ 59,550
 - 4 people - \$ 66,150
 - 5 people - \$ 71,450

Applications are available online: www.ci.newton.ma.us/planning/homebuyer
Or by request, Homeownership Hotline 617-796-1730 or email Homeownership@newtonma.gov

December 23, 2008 5:30-6:30 PM
Information Session and Open House at the property

January 6, 2009 5PM
Applications Due: Newton Housing Office, Planning Department, Newton City Hall, 1000
Commonwealth Avenue, Newton, MA 02459.

March 3, 2009
Close on the Property. Applicants must be prepared to close by this date.

THE FIRST COMPLETE APPLICATION IS DEEMED TO BE THE FIRST ELIGIBLE PURCHASER. APPLICATIONS ARE ACCEPTED PRIOR TO THE DUE DATE. *Only completed applications that contain all documentation will be reviewed for eligibility.* Applications that do not contain all of the documents listed on the attached checklist, or applications that are late are not complete applications.

Questions? Call the Homeownership Hotline 617-796-1730 or email Homeownership@newtonma.gov

COMPLETED APPLICATIONS ARE DUE January 6, 2009

Complete in blue or black ink.

I. HOUSEHOLD COMPOSITION INFORMATION

A. Applicant

Co-Applicant

Name _____ M/F _____ M/F

Address _____

Date of Birth _____

Social Security # _____

Home/Work _____ (h) _____ (w) _____ (h) _____ (w)

Ethnicity (circle): Hispanic or Latino or Not Hispanic or Latino

Race (circle): White Black or African American Asian

Native Hawaiian or Other Pacific Islander American Indian or Alaskan Native

B. Occupancy Information

1. Number of Persons who reside in Applicant(s) current home _____
2. Number of Persons who will reside in your future unit if purchased within next year _____
3. Number of Children who will live with Applicant(s) _____
4. Number of Children under Age 6 who will reside in unit _____
5. Number of Disabled Persons who will reside in unit _____

II. ANNUAL INCOME INFORMATION

<i>List Gross Dollars</i>	<i>Applicant</i>	<i>Co-Applicant</i>
<i>A. Wages, Salary, Tips</i>	\$	\$
<i>B. Business Income</i>	\$	\$
<i>C. Social Security</i>	\$	\$
<i>D. Pension</i>	\$	\$
<i>E. Child Support</i>	\$	\$
<i>F. Alimony</i>	\$	\$
<i>G. Dividends and Interest</i>	\$	\$
<i>H. Unemployment Compensation</i>	\$	\$
<i>I. Other (describe)</i>	\$	\$
J. TOTAL	\$	\$

III. HOUSING EXPENSES

	Monthly Expense
A. Rent (Lease term ends m/d/y)	\$
B. Telephone	\$
C. Water/Sewer	\$
D. Heat	\$
E. Gas	\$

F. Electricity	\$
G. Other (describe)	\$

Office Use Only: Total Monthly Expenses (A-G)\$

IV. ASSETS

A. Checking Account

Name of Bank _____ Balance: \$ _____

Account No. _____

B. Savings Account

Name of Bank _____ Balance: \$ _____

Account No. _____

C. Certificates of Deposit, Mutual Funds/Stocks/Bonds/401(k)/403(b), and Additional Accounts

Provide name of institution, account numbers, and balances and attach on additional sheet if necessary.

Name of Holder _____ Balance: \$ _____

Account No. _____

D. List Real Estate Owned within Past Three (3) Years

Location of Real Estate _____

If Currently Owned, Market Value: \$ _____ Mortgage Balance: \$ _____

or Date of Transfer/Sale: _____

Price Sold: \$ _____

V. LIABILITIES

List all Credit Accounts, Loans (Credit Cards, Department Stores, Auto, Personal loan, etc.)

Creditor	Balance Due	Monthly Payment
1.	\$	\$
2.	\$	\$
3.	\$	\$
4.	\$	\$

Office Use Only: Total Monthly Liabilities \$

By signing below, Applicant(s) requests the Newton Housing Office to review this application for the purpose of determining eligibility to purchase an affordable housing unit. Applicant acknowledges that such eligibility determination may include without limitation, the acquisition of credit reports and the verification of income and deposits. Applicant declares that they have read and understand the guidelines of the

ALL DOCUMENTS ARE REQUIRED

1. Financial Institution Account Information

- ρ Copies of last three (3) months of account information (All checking, savings, IRA, mutual fund, etc.)
- ρ Copies of Interest/Dividend income of over \$100.00/annually

2. Evidence of Income

Last 30 days of Applicant(s) and Persons within Household who Earn Income:

- ρ Payroll stubs
- ρ Alimony and/or Child Support (include copy of court order, MA DOR documentation, etc.)
- ρ Social Security
- ρ Pension
- ρ Disability (include evidence of disability)
- ρ Unemployment
- ρ Government Assistance, including Section 8 Homeownership vouchers if applicable
- ρ Other
- ρ Child 18 years or older and a full time student, please provide 30 days of income documentation and a letter from the educational institution indicating student's full time status

3. Preapproval

- ρ Preapproval letter from lending institution that specifies loan amount, market rate fixed interest, and 30 year amortized term of mortgage. Please inform your lender of the purchase price (\$198, 360 and condo fee of \$303/month). No more than 33% of gross monthly income is permitted to be spent on principal, interest, taxes, insurance, and condo fees.

4. Homebuyer Education

- ρ Copy of Certification of Completion (within the past year) or evidence of enrollment from certified homebuyer course (See CHAPA.ORG or MHP.Net for list of approved classes).

5. Certification

- ρ Signed Certification (attached) must be included in application.

Certification

1. I/We agree to close on the property not later than March 3, 2009.
2. I/We agree to hire an attorney to draft the Purchase and Sale Agreement and to represent us through the closing.
3. I/We agree that I/We have read and understand that the property is subject to restrictions that will limit the resale price and therefore the amount of appreciation I/We may earn.
4. I/We agree that we are financially able to provide minimum downpayment and closing costs (Minimum \$1,500.00).
5. I/We certify that I/We have not owned a home within the past three years or that I am a displaced homemaker.
6. I/We certify that all information in this application and supporting documentation is true and correct to the best of my knowledge.
7. I/We certify that if selected to purchase the unit, I/We intend to occupy the unit as my/our principal residence.
8. I/We understand that any false statement shall result in disqualification.
9. I/We understand that the purpose of the application is to purchase an affordable unit on a first come first serve basis and does not guarantee an offer.
10. I/We understand and agree that additional documentation will be required to complete my application and I will respond to requests for income verification and supporting documentation in a timely manner.

Applicant

Date

Applicant

Date

Guidelines for Purchase of 44C Crescent Field Condominium

Questions? Call (617) 796-1730 or email Homeownership@Newtonma.gov

44 C Crescent Field Condominium, Newton, MA

This home is a **two-bedroom condominium**.

A minimum of a two person household is preferred.

The selling price is **\$118,530.88**.

The condo fees are \$222/month.

Income Eligibility and Downpayment

Purchasers must be income eligible, and must be able to afford the mortgage, real estate taxes, insurance, and condo fees sufficient to purchase the unit at a 33% front end ratio (no more than 33% of your gross monthly income).

A minimum downpayment of \$1,500.00 is required.

Income Limits

Household income is calculated based on the number of persons in the household and the total gross household income plus a percentage of assets. Total household income (income plus assets) must not exceed the federal maximum income limits (see below). Limits are updated annually by the U.S. Department of Housing and Urban Development. Current income limits are as follows:

Number in Household	Maximum Eligible Income (Gross)
2- person household	\$52,950
3- person household	\$59,550
4- person household	\$66,150

Income will be projected forward one year based on the prevailing rate of income at the time assistance is provided for the household. Projected income will include income from all household members.

A determination of eligibility based on income alone shall not constitute an opportunity to purchase an affordable home.

Property is Deed Restricted

The unit is an affordable home and as such the buyer will be subject to restrictions with regard to resale of the property. Specifically, (1) the resale price is established by a formula in the deed restriction without regard to fluctuations in the real estate market and therefore any appreciation will be limited; and (2) the property will be resold to an income eligible buyer.

The resale provisions are triggered upon refinancing, sale, rental, gift or any conveyance or transfer of the property or any interest in the property or upon the death of the Applicant.

Principal Residence

The property must be maintained as the buyers principal residence. Principal residence means the dwelling where the applicant household will maintain their permanent place of abode, and typically spends (or will spend) the majority of the calendar year. A person may have only one principal residence at any one time.

How to Apply

Applications are available at the City of Newton Housing Office, Newton City Hall Planning Department and may be requested by calling the Homeownership Hotline 617 796 1730 or via email Homeownership@Newtonma.gov.

Applicant eligibility is not based on race, color, national origin, sex, religion, familial status or disability.

Completed applications are reviewed on a first come, first served basis. Incomplete applications will not be processed nor returned.

Within six months of closing, applicants are required to attend post purchase homebuyer counseling.

Applicants shall submit all documents required, and the eligible purchaser will be required to provide additional financial information including without limitation income tax documentation. Further, the purchaser will be required to authorize the primary lending institution to release: (1) the funding Commitment that details terms of the mortgage; (2) the certified appraisal of the property; and (3) any other materials deemed relevant in accordance with the policy of the Newton Housing Office.

The applicant shall provide evidence of financing that is within the affordability limit based on a 33% front-end ratio. This means that no more than 33% of the applicant's total gross income shall be paid toward principal, interest, taxes, insurance, and condo fees.

The Applicant is required to respond to all requests for additional information and to meet all contingencies in a timely manner. At the closing, the Applicant will be required to sign the the affordability restriction (the deed restriction).

Selection-First Come First Served

The first applicant to submit a completed application shall be deemed the first eligible purchaser and shall proceed to closing. In the event the first eligible purchaser is unable to obtain a loan commitment by November 21, 2008, the applicant who is deemed the second eligible purchaser shall have the opportunity to purchase the property.

The first three applicants who submit their complete application in a timely manner are encouraged to obtain a loan commitment.

Each of the three applicants will be required to complete financial verification information for a determination of eligibility to close. Upon approval, the applicant shall: (1) execute a Purchase and Sale Agreement with the Seller; (2) provide minimum downpayment (held in escrow); and (3) obtain a mortgage commitment.

If the winner does not obtain a mortgage commitment, or fails to meet any of the requirements of the purchase, the opportunity to purchase the property will be forfeited and the next applicant will move up in que.