

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: **The Department of Housing and Community Development 100 Cambridge Street, # 300 Boston, MA 02114.**

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!!

Affordable Homeownership Opportunity

2 Oakleaf Way
Stony Brook
Peabody, MA, 01960

ELIGIBILITY REQUIREMENTS

First-Time Homebuyers:

Applicants must be first-time homebuyers. A person is a “first-time home buyer” if no person in his or her household has, within the preceding three years, owned a home or owned an interest in a home with one or more people, such as through joint ownership.

Displaced homemakers, single parents and households over the age of 55 do not have to be first-time homebuyers, but must sell their current property in order to purchase the unit. (The Department of Housing and Community Developments definition of displaced homemakers and single parents will be used, as published in the Comprehensive Permit Guidelines. These definitions are available upon request.)

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 2013 Income Guidelines released by HUD on May 2013, the income limits for Natick, MA are the following:

1-person household: \$47,450 2-person household: \$54,200
3-person household: \$61,000 4-person household: \$67,750

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 (2010,2011,2012, 2013 if filed)
- W2s from the most recent year (2013)
- 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.

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 to purchase is 3% of purchase price (\$5,263.00). ½ of the down payment can be gifted. Maximum down payment is 50% of purchase price.

First time home buyer class:

Buyers will have to attend a first time home buyer class before closing.

Review of Deed rider:

Buyers will have to review the deed rider and sign a LIP disclosure before an offer is accepted

Resale Application for Chapter 40B Affordable Homeownership Projects

General Information

Date: _____

Name of Development: **Stony Brook**

Address of affordable unit to be purchased **2 Oakleaf Way, Peabody, MA, 01960**

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 (2013)
- 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. All deposits that are not itemized in bank accounts MUST be explained!**

Applicant

Name on Account: _____

Bank Name: _____

Bank Address: _____

Amount in Savings: _____

Amount in Checking: _____

Other Accounts: _____

Gift amounts to be received for down payment: \$ _____

Co-Applicant

Name on Account: _____

Bank Name: _____

Bank Address: _____

Amount in Savings: _____

Amount in Checking: _____

Other Accounts: _____

Gift amounts to be received for down payment: \$ _____

If there are other adult household members who have assets, please attach a separate sheet with their current asset information.

Applicant Signature

Co-Applicant Signature

Date

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
- 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 (2013)
- 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