



your resource for Affordable Housing



Lottery Information Lake View Estates, Bellingham, MA

Lakeview Estates is a new 100-unit subdivision located off Easy Road in Bellingham. Twenty-five two and three bedroom homes will be available to eligible first time homebuyers. The first 7 units are currently available.

The two bedroom homes offer 1 bath in +/- 935 – 1,090 sq. ft. of living space. The three bedroom homes include 1 ½ baths in +/- 1,765 sq. ft. of living space. Each unit includes stove/oven, microwave, refrigerator and washer and dryer hookups. The 2016 tax rate is \$14.29 per thousand. The individual homeowners are responsible for home repairs, landscaping and snow removal, insurance etc.

The maximum sales prices for the units are: \$196,000 for the two bedroom and \$229,900 for the three bedroom homes. These homes are available on a first come first serve basis. Please review the enclosed information packet in detail and complete the application and disclosure statement at the rear of the packet.

PLEASE NOTE: All applicants must include a mortgage pre-approval letter, from an institutional lender familiar with affordable deed restrictions, and complete financial documentation with the application

Thank you for your interest in the affordable housing at 1141 South Main Street. We wish you the best of luck. We encourage you to advise other people or organizations that may be interested in this program and make copies of the relevant information as needed. We can be reached at 978-456-8388 or lotteryinfo@mcohousingervices.com

Sincerely,

Maureen M. O'Hagan
MCO Housing Services for
South Center Realty LLC

Applicants will not be discriminated against on the basis of race, color, religious creed, marital status, military status, disability, national origin, sex, age, ancestry, sexual preference, source of income, presence of children, or any other basis prohibited by local, state or federal law.



Lakeview Estates

AFFORDABLE HOMES through MassHousing Question & Answer

What are the qualifications required for Prospective Buyers?

- Qualify based on the following maximum income table, which is adjusted for household size:

Household Size	1	2	3	4	5	6
Max Income Limit	\$54,750	\$62,550	\$70,350	\$78,150	\$84,450	\$90,700

APPLICANT QUALIFICATIONS:

1. Household income can not exceed the above maximum allowable income limits.
2. Household must be a first time homebuyer defined as not having owned a residential property for three years, including homes in a trust. ** The following exceptions apply:
 - a. displaced homemakers, where the displaced homemaker (an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner;
 - b. single parent, where the individual owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of who the individual has custody or joint custody, or is pregnant);
 - c. households where at least one household member is 55 or over;
 - d. households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
 - e. households that owned a property that was not in compliance with State, local or model building codes and that cannot be brought into compliance for less than the cost of construction a permanent structure.

** A home owned by one of the above exception must be sold prior to closing on the affordable unit.

3. Total household assets shall not exceed \$75,000. Liquid retirement assets are counted.
 - a. Individual retirement, 401K and Keogh accounts are included at 100% of the account value.
 - b. The value of Retirement and Pension Funds differ if you are employed or are no longer working. If still employed the value is determined using the amount you can withdraw less any penalties or transaction costs. At retirement, termination of employment or withdrawal periodic receipts from pension and retirement funds are counted as income. Lump sum receipts are counted as assets.
 - c. Assets divested within the last two years for less than fair market value will be counted at full and fair market value.

Complete Income and Asset Guidelines will be provided upon request, if you have an opportunity to purchase or you can view on line at www.mcohousing.com.

Other program highlights for Lottery applicants:

- Unit must be principal residence of the owners and can not be rented or leased.
- Non-household members are not permitted to be co-signers on the mortgage.
- A mortgage pre-approval letter, from a bank experienced with deed-restricted properties, is required to participate in this lottery.

Are there mortgage guidelines that we need to follow?

1. Be a fully amortizing fixed rate mortgage with a down payment of at least 3%, at least half of which must come from the buyer's own funds.
2. Be made by an institutional lender.
3. Have a fixed interest rate through the full term of the mortgage that is a current fair market interest rate.
4. No more than 2 points.
5. Monthly housing (inclusive of principal, interest, property taxes, hazard insurance, private mortgage insurance and condominium or homeowner association fees) may not exceed 38% of the buyers monthly income for the mortgage.
6. Non-household members shall not be permitted as co-signers of the mortgage.

The mortgage must be from an institutional lender familiar with affordable deed restriction guidelines.



Persons with disabilities are entitled to request a reasonable accommodation of rules, policies, practices, or services or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the person(s) with disabilities equal opportunity to use and enjoy the housing.

Are there any restrictions?

YES. Deed restrictions are used to ensure the units are affordable for future buyers. The deed rider requires principal residency, affordability for perpetuity and prior approval from the Town and Monitoring Agent for capital improvements and refinancing. If you choose to sell your unit you must notify the town and Monitoring Agent in writing. There is a limit on the resale price. The maximum resale price is determined by using a Resale Price Multiplier, a figure calculated by taking the initial sales price and dividing it by the area median income. **For example**, if the two bedroom initial price is \$196,000 and the current area median income is \$98,100, the Resale Price Multiplier would be $\$196,000/98,100=1.99$.

Upon resale, the Resale Price Multiplier is multiplied by the updated area median income number to determine the maximum resale price.

All selected applicants are urged to review the deed rider with their own attorney. All buyers will be provided with a copy at the time of Purchase and Sale Agreement. Email maureen@mcohousingservices.com for a copy of the deed rider.

How much money do I need to make to afford the unit?

The minimum income required to purchase is based upon an applicant's ability to secure a mortgage. Attached is a "Sample Affordability Analysis" based upon current interest rates and anticipated real estate taxes and related housing expenses.

Time Frames

It is anticipated the initial affordable homes will be available for immediate occupancy. If you are selected and have the opportunity to purchase a home you will speak or meet with a representative to review your application to verify all information. The Applicant selected for the home will start working with their lender immediately to secure the necessary mortgage. All applicants will be determined eligible BEFORE they are entered into the lottery. Final eligibility will be determined by the Monitoring Agent. Please be advised that the final income verification will be done at the time you have an opportunity to purchase a unit. This means if you are offered a unit and it will not be available for 6+ months we will not obtain your final eligibility until approximately 4 months before the home is ready to close. If you are not eligible at that time you will not have the opportunity to purchase. Buyers will be expected to obtain financing within 45-60 days of the anticipated closing date.

Acceptance of Homes

If you choose not to purchase the property, you will go to the bottom of the list and will likely NOT have another opportunity. All applicants will need to complete additional documentation for LDS Consulting, the Monitoring Agent, if they have the opportunity to purchase.

Summary

We hope this helps explain the process by which the units will be distributed. It can be a lengthy and sometimes complicated process. We greatly appreciate your participation and wish you the best of luck in the lottery process.



SAMPLE AFFORDABILITY ANALYSIS

Two Bedroom Three Bedroom

Home Price	\$196,000	\$229,900
<i>Interest Rate</i>	3.68%	3.68%
<i>Down Payment (%)</i>	5%	5%
Down Payment (\$)	\$9,800.00	\$11,495.00
Mortgage Amount	\$186,200.00	\$218,405.00
Monthly Expenses		
<i>Principal & Interest</i>	\$ 856.00	\$ 1,002.00
<i>Real Estate Taxes</i>	233.00	274.00
<i>Private Mortgage Insurance</i>	121.00	142.00
<i>Hazard Insurance</i>	65.00	77.00
<i>Monthly HOA</i>	65.00	65.00
TOTAL Monthly Expenses	\$ 1,340.00	\$1,560.00

NOTES:

ALL values are estimates and are subject to change.

Bellingham 2016 Residential Tax Rate = \$14.29 per thousand

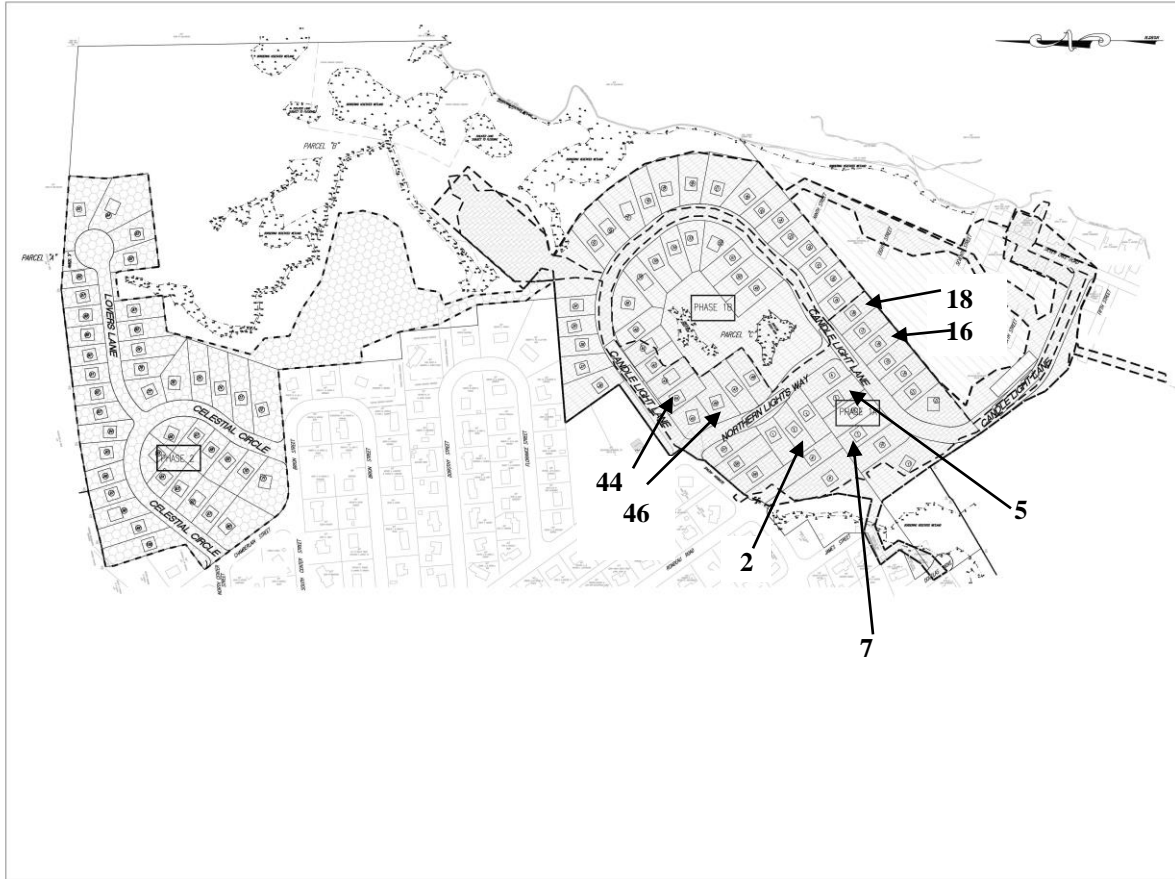
Unit Availability and Distribution

Unit #	# of Beds	Home Style	Designated Winner	Estimated Availability
2	2	Garden Party	Local	45 days after P&S
5	3	The Victoria	Local	45 days after P&S
7	2	The Villa	Open	SOLD
16	3	Garden Party	Open	SOLD
18	2	The Villa	Local	TBD
44	2	The Cottage	Local	TBD
46	3	The Victoria	Local	TBD

The builder will select the homestyles based on lot size.

There will be at least three 3 bedroom homes.





DATE: _____ DATE: _____

APPROVED DATE: _____ PLANNING BOARD

SIGNATURE DATE: _____ BEING A MAJORITY

CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EXISTING EASEMENTS, ENCUMBRANCES, AND OTHER RECORDING INFORMATION WHICH MAY BE RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS.

NOTES: 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. 2. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 3. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 4. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 5. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 6. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 7. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 8. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 9. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED. 10. ALL DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

LEGEND

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	EXISTING BUILDING FOOTPRINT
2	(Symbol)	EXISTING DRIVEWAY
3	(Symbol)	EXISTING DRIVEWAY
4	(Symbol)	EXISTING DRIVEWAY
5	(Symbol)	EXISTING DRIVEWAY
6	(Symbol)	EXISTING DRIVEWAY
7	(Symbol)	EXISTING DRIVEWAY
8	(Symbol)	EXISTING DRIVEWAY
9	(Symbol)	EXISTING DRIVEWAY
10	(Symbol)	EXISTING DRIVEWAY

BELLINGHAM RESIDENTIAL REALTY, LLC
200 LLOYD STREET
ASHLAND, MA 01921

APPLICANT
SOUTH CENTER REALTY, LLC
32 CUSTOM HOUSE STREET, SUITE 300
PROVIDENCE, RI 02903

"LAKEVIEW ESTATES"

BUILDING UNIT CLASSIFICATION
FOR LAND
IN
BELLINGHAM, MA
SCALE: 1/2" = 1' AS SHOWN
DATE: APRIL 1, 2010

Guerriere & Halton, Inc.
133 WEST STREET, WATFORD, MASSACHUSETTS 01890
PHONE: 413-863-7447 FAX: 413-863-7448



Lakeview Estates

First Come First Serve APPLICATION

For Office Use Only:

Date Appl. Rcvd: _____

Local: Y / N

Household Size: _____

Lottery Code: _____

PERSONAL INFORMATION:

Date: _____

Name: _____

Address: _____ Town: _____ Zip: _____

Home Tele: _____ Work: _____ CELL: _____

Email: _____

Have you or any member of your household ever owned a home? _____ If so, when did you sell it? _____

FINANCIAL WORKSHEET: *(Include all Household Income which includes gross wages, retirement income (if drawing on it for income), business income, veterans benefits, alimony/child support, unemployment compensation, social security, pension/disability income, supplement second income and dividend income See list of Required Financial Documentation on page 10.)*

Borrowers Monthly Base Income (Gross) _____

Other Income _____

Co-Borrowers Monthly Base Income (Gross) _____

Other Income _____

TOTAL MONTHLY INCOME: _____

Household Assets: (This is a partial list of required assets. A complete list will be provided should you have an opportunity to purchase. Complete all that apply with current account balances)

Checking (avg balance for 6 months) _____

Savings _____

Stocks, Bonds, Treasury Bills, CD or _____

Money Market Accounts and Mutual Funds _____

Individual Retirement, 401(k) and Keogh accounts _____

Retirement or Pension Funds _____

Revocable trusts _____

Equity in rental property or other capital investments _____

Cash value of whole life or universal life insurance policies _____

Downpayment Gift _____

TOTAL ASSETS _____



EMPLOYMENT STATUS: (include for all working household members. Attach separate sheet, if necessary.)

Employer: _____
Street Address: _____
Town/State/Zip: _____
Date of Hire (Approximate): _____
Annual Wage - Base: _____
Additional: _____ (Bonus, Commission, Overtime, etc.)

ABOUT YOUR FAMILY: OPTIONAL

You are requested to fill out the following section in order to assist us in fulfilling affirmative action requirements. Please be advised that you should fill this out based upon family members that will be living in the home. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
Black or African American	_____	_____	_____
Asian	_____	_____	_____
Hispanic/Latino	_____	_____	_____
Native Hawaiian / Pacific Islander	_____	_____	_____
Native American or Alaskan Native	_____	_____	_____
Other, Not White	_____	_____	_____

The total household size is _____

Household Composition: Include Applicant(s)

Name _____	Relationship _____	Age _____	Name _____	Relationship _____	Age _____
Name _____	Relationship _____	Age _____	Name _____	Relationship _____	Age _____
Name _____	Relationship _____	Age _____	Name _____	Relationship _____	Age _____

ADDITIONAL INFORMATION:

Please be advised that the income to be used should include income for all members of the household that are to be residing in the home. Applicants will be responsible for all closing costs associated with the purchase of a home. The down payment must be a minimum of 3%, ½ of which must come from the buyer's own funds, based upon standard underwriting procedures. Some of this may be in the form of a gift depending on the lending institution.

SIGNATURES:

The undersign warrants and represents that all statements herein are true. Income and assets must be verified and a pre-approval letter from a bank submitted before entry into lottery to have an opportunity to purchase the affordable home at Lakeview Estates in Bellingham, MA. I (we) understand if selected all information provided shall be verified for accuracy at the time of bank application prior to closing.

Signature _____ Date: _____
Applicant

Signature _____ Date: _____
Co-Applicant

Return with SIGNED Affidavit & Disclosure Form, mortgage pre-approval letter and complete financial documentation to:

MCO Housing Services
P.O. Box 372
Harvard, MA 01451



Affidavit & Disclosure Form

I/We understand and agree to the following conditions and guidelines regarding the distribution of the affordable home at Lakeview Estates in Bellingham, MA.

1. The annual household income for my family does not exceed the allowable limits as follows:

Household Size	1	2	3	4	5	6
Max Allowable Income	\$54,750	\$62,550	\$70,350	\$78,150	\$84,450	\$90,700

Income from all family members must be included.

2. I/We have not individually or jointly owned a single family home, town home, condominium or co-op within the past three (3) years, including homes in a trust. We understand the exceptions that apply.
3. I/We certify that my/our total household assets do not exceed the \$75,000 asset limit and understand additional asset guidelines will be provided if we have an opportunity to purchase. Assets divested at less than full market value within the last 2 years will be counted a full market value when determining eligibility.
4. The household size listed on the application form includes only and all the people that will be living in the residence.
5. I/We certify all data supplied on the application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that providing false information will result in disqualification from further consideration.
6. I/We understand that by being selected in the lottery does not guarantee that I/we will be able to purchase a home. I/We understand that all application data will be verified and additional financial information may be required, verified and reviewed in detail prior to purchasing a home.
7. I/We understand that it is my/our obligation to secure the necessary mortgage pre-approval for the home purchase through a bank experienced with deed-restricted housing. I/We understand all expenses, including closing costs and down payments, are my responsibility.
8. I/We further authorize MCO Housing Services to verify any and all income, assets 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 MCO Housing Services and consequently the project's monitoring agency, for the purpose of determining income eligibility.
9. I/We understand that if selected I/we will be offered a specific home. I/We will have the option to accept the available home, or to reject the available home. If I/we reject the available home I/we will move to the bottom of the waiting list and will likely not have another opportunity to purchase an affordable home.
10. Program requirements are established by the Dept of Housing and Community Development (DHCD) and the Town of Bellingham. I/We agree to be bound by whatever program changes that may be imposed at any time throughout the process. If any program conflicts arise, I/we agree that any determination made by the Monitoring Agent is final.
11. I/We certify that no member of our family has a financial interest in the project.
12. I/We understand there may be differences between the market and affordable units and accept those differences.
13. I/We understand these are deed restricted units and acknowledge that it is recommended we consult an attorney.

I/We have completed an application and have reviewed and understand the process that will be utilized to distribute the available home at Lakeview Estates. I/We am qualified based upon the program guidelines and agree to comply with applicable regulations.

Applicant

Co-Applicant

Date:

Return with completed and signed application, a mortgage pre-approval letter and all financial documentation to:

MCO Housing Services, P.O. Box 372, Harvard, MA 01451





your resource for Affordable Housing



REQUIRED FINANCIAL DOCUMENTATION

Please provide a copy of all applicable information.

1. Federal Tax Returns –2014, 2015, 2016 (**DO NOT SEND MASS STATE TAXES**)
2. W2 and/or 1099-R Forms: 2014, 2015, 2016
3. Asset Statement(s): **Current** statements including 6 months checking accounts (full statement showing activity/every page front and back), saving accounts (full statement), investment accounts including retirement, certificate of deposit, property, down payment gift amount etc.
4. Five (5) **consecutive** pay stubs ending within one month of unit application for all jobs (check/direct deposit stubs). For unemployment, copies of unemployment checks or DOR verification stating benefits received.
5. Social Security: official statement of monthly amount received for year in review and statement of total amount received for latest tax year.
6. Pension: statements indicating amount received for year in review and statement of total amount received for latest tax year.
7. Child support and alimony: legal document indicating the payment amount.
8. Proof of student status for dependent household members over age of 18 and full-time students.
9. If you intend to utilize a gift from a family member to assist with the down payment, please advise us of the gift amount with the name and telephone number of the person providing the gift.
10. If you owned a home within the past 3 years but it was sold due to a divorce provide copy of legal divorce or separation papers and proof of the home sale showing equity received. If you are currently separated or divorces provide copy of legal divorce or separation papers.
11. Self Employed – you **MUST** provide a detailed expense and income statement for 6 months prior to application and 6 months business banking checking and savings accounts. Failure to provide and your application will not be considered.

Please bring a copy of the following Mortgage Guidelines to your lender. As a reminder the Guidelines are:

1. Be a fully amortizing fixed rate mortgage with a down payment of at least 3%, at least half of which must come from the buyer's own funds.
2. Be made by an institutional lender.
3. Have a fixed interest rate through the full term of the mortgage that is a current fair market interest rate.
4. No more than 2 points.
5. Monthly housing (inclusive of principal, interest, property taxes, hazard insurance, private mortgage insurance and condominium or homeowner association fees) may not exceed 38% of the buyers monthly income for the mortgage.
6. Non-household members shall not be permitted as co-signers of the mortgage.

**Return all documentation, mortgage pre-approval, application and affidavit and disclosure form to:
MCO Housing Services, P.O. Box 372, Harvard, MA 01451**

