



**AFFORDABLE RESALE
13 Nelson Street
Winchester MA**

Attached is the information you requested regarding the
Three Bedroom Townhouse
Sale Price: \$449,000

Unit Availability: First Come First Serve

(Applications will not be accepted via email)

The first applicant to submit all documentation as noted below will have the first
opportunity to purchase

**Please MAIL 1 copy of all required financial documentation, application
affidavit, and disclosure form and mortgage pre-approval to:**

MCO Housing Services
P.O. Box 372
Harvard, MA 01451
or
DELIVER To:
206 Ayer Road
Harvard MA 01451
*During Business Hours
Monday thru Friday 9AM - 5PM*

This home is deed restricted reserved for Eligible Families. The monitoring agency for this property is Winchester Housing Corporation. The property has a land lease held by WHC.

The home is a duplex with 3 Bedrooms, 2 ½ Baths, spacious Kitchen with ½ Bath and Laundry Room off the kitchen. It also has a formal Dining room and Living room with a 2 sided wood burning fireplace.

The 2nd level has 2 bedrooms, 1 with a Gas Fireplace. 2nd level also has a full Bath. 3rd level has been finished with a Main Bedroom and Bathroom suite also with a Gas Fireplace.

- This **First Come First Serve** property is restricted with Income and Asset limits per HUD 2025 income ranges at 100% of AMI.
- Also restricted to first time home buyers as defined in this application.
- There is also a household size preference for this 3-bedroom home. Family size preference means there is at least one person per bedroom in this family.

Please note all applicants must submit all financials as defined in these applications including a pre-approval from a lender who is certified to handle deed restricted property.

Showings for this property will be by invitation only for Eligible candidates.

Please read and follow the directions in this application to be considered an Eligible candidate.

Thank you for your interest in this affordable housing opportunity in Winchester. Once you complete this application please mail to:

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

Duplex 3 bedroom 2 ½ bathroom Townhome located at 13 Nelson Street, Winchester MA

This home has a land lease and is deed restricted for Income and asset Eligible families. The Winchester Housing Corporation is the monitoring agency for this property. They have recently calculated the resale price to sell this property.

This home will be sold to an Eligible family on a First Come, First Serve Basis with preferences;

- First time homes buyers (per Dept of Housing guidelines)
- Household size preference one person per bedroom for a 3 bedroom home
- Preference for someone with Disability needing extra bedroom
- Persons over 55 who doesn't already own a home

The new resale price is \$449,000

- Home features 3 finished levels
 - 3 Bedrooms, 2 ½ baths and unfinished basement
 - Kitchen with breakfast area, Gas range, dishwasher and fridge
 - ½ bath and laundry off the kitchen
 - Formal Dining room with wood burning fireplace
 - Living/Family room with wood burning fireplace
 - 2nd level, 2 Large Bedrooms one with a Gas fireplace
 - Full Bath
 - 3rd level, Master Bedroom suite with built in closets, bed and wardrobe and full bath.
- Room also has a Gas fireplace

Home has 2 off street parking spaces, front porch, fenced in yard with plenty of foliage walking distance to multiple schools and places of worship and shopping.

Although the home was built in 1900, most of this property has been through multiple renovations.

Home has original hardwood floors through the 1st and 2nd level

- 1 Yr; Gas Water heater
- 6 yrs; Oil Burner and oil tank
- 15 yrs; New Roof and Siding, most windows throughout the home and Gas Fireplace on 2nd level
- 15 yrs; Kitchen appliances, as well as Washer and Dryer
- 20 yrs; 3rd level master bed and bath including Gas Fireplace and built-ins
- 30 Yrs; All plumbing and Electrical updated including new bathroom and kitchen fixtures on 1st and 2nd level
- Home is heated by Oil Furnace, cooking is with a Gas Range and has town Water and Sewer.



Three Bedroom Townhouse

**13 Nelson Street
Winchester MA**

Sale Price: \$449,000

<u>Unit Information</u>		<u>Eligibility Criteria</u>		
		<u># of</u>	<u>People</u>	<u>Limit</u>
# of Bedrooms:	3	1. Income Limits	1	\$115,813
# of Bathrooms:	2.5		2	\$132,313
Parking:	Surface		3	\$148,875
Year Built:	1900		4	\$165,375
Sq. Ft.:	1783		5	\$178,625
Heat:	Oil		6	\$191,875
Appliances:	Dishwasher, Microwave, Range	2. Asset Limit @	\$75,000	
HOA Fee:	- / Month	3. Must be first time homebuyer	(exceptions may apply)	
Estimated Annual Taxes:	\$2,117 / Year	Please go to www.mcohousingervices.com for more info and to download the application.		



Great Commuter Location



Karen Morand
(978) 235-5595
Harvard MA 01451
www.mcohousingervices.com





REQUIRED FINANCIAL DOCUMENTATION

(Please check circles below to indicate you have included the following documentation in your package)

Following are the required financial documentation. Please provide a **copy** of all applicable information.

- a. A mortgage pre-approval letter showing you are able to secure a mortgage. The mortgage must be from a Mass Housing approved lender and they must have determined your mortgage eligibility based on your credit score. An online mortgage pre-approval will not be accepted. This mortgage must be a 30 yr conventional loan.
- b. Federal Tax Returns –Last 3 years (**DO NOT SEND MASS STATE TAXES**)
- c. W2 and/or 1099-R Forms: Last 3 years
- d. Asset Statement: **Current** statements including **3** 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.
- e. 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.
- f. Social Security: official statement of monthly amount received for year in review and statement of total amount received for latest tax year.
- g. Pension: statements indicating amount received for year in review and statement of total amount received for latest tax year.
- h. Child support and alimony: document indicating the payment amount.
- i. Proof of student status for dependent household members over age of 18 and full-time students.
- j. 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.
- k. If you have a home to sell a market analysis is required along with a copy of your last mortgage statement.

MAIL all documentation, mortgage pre-approval, and application to:



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





Date Received: _____

BUYER APPLICATION
WINCHESTER 13 Nelson Street

PERSONAL INFORMATION

Date: _____

Name: _____

Street: _____ Town: _____

Telephone: _____ Email: _____

Have you owned a home? _____ If so, when did you sell? _____

FINANCIAL WORKSHEET: (Include all Household Income, including 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.)

Borrowers Monthly Base Income
(Gross) _____

Other Income, specify _____

Co-Borrowers Monthly Base Income
(Gross) _____

Other Income, specify _____

TOTAL MONTHLY INCOME :

HOUSEHOLD ASSETS: Complete all that apply with current account balances

Checking (avg balance for 3 months) _____

Savings _____

Stocks, Bonds, Treasury Bills, CD or _____

Money Market Accounts and Mutual _____

Funds _____

Individual Retirement, 401K and Keogh
accounts _____

Retirement or Pension Funds (amount
you can withdraw without penalty) _____

Revocable trusts _____

Equity in rental property or other
capital investments _____

Cash value of whole life or universal life _____

insurance policies _____

Down payment Gift _____

TOTAL ASSETS _____



EMPLOYMENT STATUS

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

Employer: _____

Street Address: _____ City/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 unit. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
White	_____	_____	_____
African American	_____	_____	_____
Hispanic/Latino	_____	_____	_____
Asian or Pacific Islander	_____	_____	_____
Native American of Alaskan / Cape Verdean	_____	_____	_____

The total household size is _____ (This is very important to determine the maximum allowable income for your household.)

HOUSEHOLD COMPOSITION (including applicants)

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

ADDITIONAL INFORMATION:

The MAXIMUM allowable annual income is as follows:

Household Size	1	2	3	4	5	6
Max Income Limits	\$115,813	\$132,313	\$148,875	\$165,375	\$178,625	\$191,875

These income limits are FIRM and cannot be adjusted. 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 and down payments associated with the purchase of a home.

Signature _____ Date: _____
Applicant

Signature _____ Date: _____
Co-Applicant





AFFIDAVIT AND DISCLOSURE FORM

I/We understand and agree to the following conditions and guidelines regarding the distribution of resale unit(s):

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 Income Limits	\$115,813	\$132,313	\$148,875	\$165,375	\$178,625	\$191,875

2. I/We understand that we need to be first time homebuyers, defined as not having owned a home for 3 years or one buyer must be 55 or older **'if you are applying for a 55+ community'**.

3. I/We certify that my/our total assets do not exceed the asset limit. I/We understand the full value or portion of retirement accounts do apply.

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 providing false information will result in disqualification from further consideration.

6. I/We understand that by submitting this application it does not guarantee that I/we will be able to purchase a unit. I/We understand that all application data will be verified and additional financial information will be required, verified and reviewed in detail prior to purchasing a unit.

7. I/We understand that it is my/our obligation to secure the necessary mortgage for the unit purchase and 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 this unit is available on a first come first serve basis.

10. Resale program requirements are established by the Projects Monitoring Agent 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 Monitoring Agent is final.

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

Applicant

Co-Applicant

Date



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

