



## Pake Enfòmasyon pou Pwopriyete 15 Kondominyòm nan Alloy ki Baze sou Restriksyon Pwogram Lojman Enklizyonè Vil Sommerville

275 Foley Street, Assembly Row, Somerville, MA

Majistra Joseph A. Curtane ansanm ak Street Retail Inc., pran plezi pou anonse yon Lotri sou Pwopriyete kay ki Baze sou Restriksyon Salè pou 15 apatman youn ak d chanm a kouche. Pake sa a genyen enfòmasyon espesifik sou pwosesis aplikasyon pou kondò sou baz Restriksyon Salè pou vann nan Alloy atravè Odonans Dekoupaj Enklizif Sommerville la. Divizyon Lojman Biwo Planifikasyon Estratejik ak Devlopman Kominotè (Office of Strategic Planning and Community Development, OSPCD), Divizyon Lojman ak Street Retail Inc. ap envite w li enfòmasyon sa a epi soumèt yon aplikasyon. **Tanpri konsève pake sa a piske li se yon gid itil pandan tout pwosesis la. Premye kondò a pral disponib pou moun antre ladann nan anviwon 2-3 mwa apre lotri a.**

**APLIKASYON YO DWE LIVRE (SE PA DAT LA KI POU SOU YO) RIVE 2:00 PM nan dat 10 desanm 2018.**

**Ou gendwa soumèt aplikasyon yo nan fason sa yo:**

**SEB**

Re: Alloy  
257 Hillside Ave  
Needham, MA 02494

OSWA

**Somerville drop box located at**

City Hall Annex on the 1<sup>st</sup> Floor  
50 Evergreen Ave, Somerville  
len-mèk 8:30-4:30, je 8:30-7:30  
van 8:30-12:30

OSWA

OSWA

Eskane/Imèl: [seb.housing@gmail.com](mailto:seb.housing@gmail.com) OSWA

**Faks: 617-782-4500**

Gen aplikasyon anplis ki disponib nan [www.s-e-b.com/property/alloy/](http://www.s-e-b.com/property/alloy/)

Pou Enfòmasyon sou Apatman ki Baze sou Restriksyon Salè rele: (617) 782-6900 epi kite yon mesaj vokal. Pral genyen de Seyans Enfòmasyon Piblik kote n ap ka poze kesyon sou lotri ak devlopman epitou y ap abòde obligasyon sou baz restriksyon an dirèkteman. Y ap fè Seyans Enfòmasyon yo nan jedi 11 oktòb 2018, 6:30 rive 8:30 PM (East Sommerville Community School Auditorium, 50 Cross St) ak jedi 13 novanm 10:30 AM rive 12:30 PM (4yèm etaj Visiting Nurses Association nan 405 Alewife Brook Parkway, pak nan Dilboy Field) Pou TTY Konpoze 711

Sa ki kreye Pake Enfòmasyon an se SEB LLC sa ki edite li se Vil Sommerville



## Sa ki nan Dokiman sa a

Apèsi Jeneral ak Pri Lavant.....	pj. 3
Egzijans Kalifikasyon Jeneral.....	pj. 3-4
Salè Maksimòm ak Limit Aktif.....	pj. 5
Egzijans Moun K ap Achte Kay Premye Fwa.....	pj. 6
Estanda Pre-Apwobasyon Ipotèk.....	pj. 8-9
Egzijans Gwosè Fwaye.....	pj. 10
Preferans Lokal.....	pj. 11
Pwosesis Etap-pa-Etap ak Kalandriye.....	pj. 12
<i>Etap 1: Aplike nan Pwogram nan.....</i>	<i>pj. 13</i>
<i>Etap 2: Loteri a ak Lis Lotri a.....</i>	<i>pj. 14</i>
<i>Etap 3: Apwobasyon SEB ak OSPCD.....</i>	<i>pj. 15</i>
<i>Etap 4: Akò Rezèvasyon Apatman.....</i>	<i>pj. 16</i>
<i>Etap 5: Orè ak Enspeksyon Kay ak Siyati P&amp;S.....</i>	<i>pj. 17</i>
<i>Etap 6: Jwenn Angajman Ipotèk.....</i>	<i>pj. 17</i>
<i>Etap 7: Siyen ak Notarye Atestasyon Restriksyon Lojman Abòdab.....</i>	<i>pj. 18</i>
<i>Etap 8: Kloti ak Anmenajman.....</i>	<i>pj. 18</i>
Rezime Limit Itilizasyon/Restriksyon Pwopriyete.....	pj. 19

# APESI JENERAL AK PRI LAVAN

Alloy Condominiums fè pati yon bilding ki gen plizyè itilizasyon ki nan 275 Folley Street nan Assembly Row ki genyen ladann 122 apatman rezidansyèl, 155 chanm otèl, ak 22,000 pye kare restoran ak komès. Nan bilding sa a, yo pral vann fwaye ki nan oswa pi ba 80% Zòn Salè Medyan 8 apatman epi yo pral vann fwaye ki nan oswa pi ba Zòn Medyan Salè 81-110% an 7 apatman. **Yo aksepte ke w gen bèt domestik nan tout apatman yo ( ak restriksyon) epi yo 100% espas moun pa fimèn.** Konbinezon apatman sou baz Restriksyon Salè a fèt nan fason ki vini annapre a:

Kantite # Apatman	Apatman Tip	Pri Vant*	Frè Mansyèl Kondo	Kantite Twalèt	Gwosè Apwoks. (Pye Kar.)	Minimòm Gwosè Fwaye a	AMI
4	1BR	152 618\$	153\$	1	702-806	1	80%
4	2BR	177 198\$	178\$	2	1 143-1 307	2	80%
4	1BR	215 802\$	217\$	1	726-855	1	110%
3	2BR	250 073\$	251\$	2	1 178-1 307	2	110%

**\*Pwopriyetè yo gen aksè ak YON espas paking ki pou lwe (gratis) nan garaj Montaje (a kote a).**

Karakteristik Salon ak Chanm yo: Planche an bwa di nan salon an; finisyon Ewopeyen Modèn, Konsepsyon pake ekleraj, machin-a-lave ak sechwa gwosè konplè, Karakteristik kuizin ak twalèt: Planche an bwadi, robinè Grohe®, aparèy elektwomènaje Fisher & Paykel® ak Bosch®, Gaz pou kuizin, kabinè gwo teknoloji ak aparèy pou lave asyèt nan pano, kontwa kaskad Quartz, douch an vit.

Pwopriyetè kondo nan Allow gen posiblite pwofite amenajman ki nan otèl ki sou plas la donk yo genyen aksè ak: pisin owasis la ak sant egzèsis modèn nan, yon Sal klèb ak salon, yon kuizin amizan, etid trankil, ak sal konferans, teras sou twati a ki chaje espas ki bay sou kè katye a, Konsyèj, livrezon pake, livrezon rad blanchisri, sèvis bèt domestik Baroo (yon sèvis sou demand pèsonalize).

**Tanpri asire w ke w pale ak pwopriyetè w la sou frè kondo ke nou site anvan an pandan w ap aplike pou pre-apwobasyon ipèk la!!! Sa yo se frè ke w pral genyen pou w peye chak mwa anplis peman ipotèk ak taks sou imobilye epi asirans kay la! Frè kondo a ka chanje apre premye ane a.**

Tout apatman sou Baz Restriksyon salè yo pral genyen yon "Kontra Limit Itilizasyon" ke y ap ranpli ansanm ak kontra a nan moman y ap fè acha a. **Kontra Limit Itilizasyon sa a limite montan ke apatman an ka revann epi egzije ke li revann bay yon lòt moun k ap achte kay premye fwa ki kalifye sou baz Salè.** Kontra Limit Itilizasyon sa a asire ke apatman an rete sou baz Restriksyon Salè pou toutan. Nou rekòmande ke achte potansyèl yo revize Kontra Limit Itilizasyon an ak yon avoka yon fason pou yo ka byen konprann dispozisyon li yo. Pou plis enfòmasyon sou Kontra Limit Itilizasyon an ak restriksyon sou revann tanpri gade Rezime Kontra Limit Itilizasyon an nan dènye seksyon nan Pake Enfòmasyon sa a. Nou ka jwenn aplikasyon ak pwosesis lotri a, dat, ak egzijans kalifikasyon yo nan Pake Enfòmasyon sa a.

# EGZIJANS KALIFIKASYON JENERAL

**K: Kiyès ki kalifye pou aplike pou apatman sou baz Restriksyon Salè?**

R: Pou kalifye pou yon apatman sou baz Restriksyon Salè, fwaye yo dwe reponn ak tout kondisyon ki vini annapre yo:

- 1.) Tout moun nan fwaye a dwe kalifye an tan ke "moun k ap achte premye fwa" (gade pj. 6)
- 2.) Pou tout kondò 80% AMI yo, tout salè fwaye a dwe pi ba pase 80% AMI. Pou tout kay 110% AMI yo, tout salè fwaye a dwe ANT 81% ak 110% AMI.
- 3.) Aktif likid tout fwaye a dwe pi ba pase \$250,000 (gade Limi Aktif annapre a)
- 4.) Fwaye a dwe pre-apwouve pou yon ipotèk (gade paj. 8)
- 5.) Fwaye a dwe genyen pou pi piti yon moun pa chanm (Pa egzanp, yon fwaye yon moun paka aplike pou yon apatman 2Chanm, sof si moun nan kalifye pou yon akomodasyon rezonab, men yon fwaye de moun ka aplike pou yon apatman 1Chanm..)
- 6.) Chèf fwaye pa ka etidyan a tan plen. Yon etidyan a tan plen kalifye sèlman si yo se chèf fwaye asosye ak yon moun ki PA yon etidyan a tan plen epi y ap viv ansanm avèk li aktyèlman epi yo pral viv nan Alloy.

**K: Kisa egzijans kalifikasyon salè yo ye?**

R: Premye tablo a montre salè maksimòm ki otorize pa fwaye pou chak nivo salè epi sa yo chita sou kantite moun ki genyen nan chak fwaye ansanm ak deziyasyon AMI apatman an.

<b>Limit Salè MAKSIMOM ki Otorize (ajiste selon GWOSE FWAYEo)</b>		
<b>Gwosè Fwaye a</b>	<b>80% Zòn Salè Medyan (AMI)</b>	<b>110% AMI</b>
1	56 800\$	\$56,801- \$83,006
2	64 900\$	\$64,901- \$94,864
3	73 000\$	\$73,001-\$106,722
4	81 100\$	\$81,101-\$118,580

**K: Kòman yo kalkile salè fwaye a?**

R: Salè yon fwaye se total montan lajan ke TOUT manb fwaye espere resevwa nan pwochen 12 mwa yo avan taks (kòmansman nan dat sètifikasyon salè a ak pwojeksyon pou pwochen 12 mwa yo) sou baz salè ak aktif aktyèl yo, men mete ladann nenpòt lè siplemantè, bonis, ogmantasyon salè ki pral vini ak komisyon y ap atann nan pwochen 12 mwa yo. Nan yon efò pou fè yon estimasyon salè ki kòrèk nan nivo ke sa posib, Ajan Lotri a pral revize done istorik salè a pou li bay yon baz pou estimasyon salè ki gen pou vini yo epi voye yon fòm verifikasyon anplwayè bay anplwayè w la (yo). Ou dwe revele nenpòt lajan w swete resevwa nan pwochen 12 mwa yo epi l ap konte kòm salè. Yo pral analize lajan w te resevwa nan 3 mwa avan yo pou yo fè estimasyon salè ki pral vini yo. Sa genyen ladann, men li pa limite ak, Sekirite Sosyal, pansyon alimantè, sipò pou timoun, peman lè siplemantè, bonis, chomaj, frè revokasyon, travay tan pasyèl, obligasyon ki gen matirite, lajan ke w pral resevwa nan antant tribinal, yon enterè reyèl oswa ke yo ba ou ak dividand sou kont bank epi lòt aktif. YO KONTE TOUT SOUS SALE eksepte salè travay pou manb fwaye ki genyen pi piti pase 18 an ak nenpòt salè ki plis pase \$480/ane pou etidyan tan plen ki se depandan (men tanpri sonje ke yo dwe

dokimante tout salè yo menm lè li pa nan kalkil total salè fwaye a). Nou pral sipoze ke tout kandida yo pral kontinye resevwa nenpòt lajan ke yo te resevwa pandan dènye 12 mwa yo sof si yo gen dokiman ki pwouve ke se pa sa. Epiou sa pa depann de fwaye a pou detèmine ki lajan yo te resevwa pandan ane ki sot pase a ke yo ta dwe kalkile oswa pa kalkile nan salè fwaye a. Nan ka sa a yo ta dwe site tout lajan sou aplikasyon an epi lefèt ke yo mete lajan sa yo pral detèmine kalifikasyon yon fwaye sou baz Pati 5 definisyon salè HUD. Fwaye yo dwe soumèt 3 relve taks ki pi resan yo kòm prèv ke yo p at posede yon kay pandan twa (3) dènye ane yo apati dat aplikasyon lotri a. Yo dwe soumèt yo tou yon fason pou yo bay yon baz ak yon kad pou yo konprann revni aktyèl yo.

Anplis de sa, y ap konsidere koup ki legalman marye fè pati fwaye a, menm lè yo separe (yon akò separasyon PA sifi pou pwopriyete kay). Y ap konsidere minè/depandan fè pati fwaye a si **y ap viv ak yon paran pou pi piti pandan 51% ane a (183 jou, ki pa oblije fèt nan fason swivi).**

### **Salè Minimòm Apwoksimatif**

Alòske pa genyen salè minimòm espesifik, tout fwaye dwe kalifye pou yon prè ipotèk pou achte yon apatman sou baz Restriksyon Salè. Se pretè/bank lan ki pral detèmine limit salè minimòm pou kalifye pou yon ipotèk. Tout kandida yo dwe resevwa pre-apwobasyon ipotèk valid rive nan dat lotri a epi depoze li ansanm ak aplikasyon yo pou yo konsidere ke yo kalifye pou lotri sa a. Yo site egzijans ipotèk yo nan paj 8-9 nan pake enfòmasyon sa a.

*Pou plis enfòmasyon sou ipotèk, gade pj. 8-9.*

### **Limit Aktif**

**Total aktif tout manb fwaye a pa ka depase \$250,000 an aktif liki; sa pa genyen ladann retrèt restren, kont kolèj, ak epay sante.** Si yon fwaye kalifye kòm eksepsyon egzijans moun k ap achte kay premye fwa yo epi li posede yon kay aktyèlman, aksyon kay la konte nan limit aktif la.

### **Aktif ki fè Pati Sètifikasyon Salè a**

Enterè salè ke aktif jenere konte nan limit salè a. Si aktif yo fè yon total \$5,000 oswa plis, pi wo nivo salè ki antre apati yon aktif, oswa salè atribye se 0.06% tout aktif yo, you pral konte tout kòm limit salè. Pou aktif ki pi piti pase \$5,000 se sèlman salè reyèl y ap konte. Yo kalkile Aktif fwaye yo nan moman sètifikasyon salè a. Aktif yo gendwa gen ladan yo kach, aplikasyon kach tankou Venmo, Paypal, ekonomi kach ak kont chèch, valè nèt kach aksyon, obligasyon, kapital envestisman ak valè dola nan kont kriptomonè. Alòske yo pa konte kont retrèt yo pou detèmine limit aktif la, 70% valè total kont retrèt la pral sèvi nan kalkil enterè salè atribye ki nan kont retrèt yo.

*Egzanp: Yon fwaye genyen \$10,000 nan yon kont epay k ap rantre 1% ak \$100,000 nan yon kont retrèt ki p ap itilize aktivman. Pwogram nan pral konte sèlman 70% nan kont retrèt la (\$70,000). Total aktif pou limit aktif sa a se: \$10,000 (puiske kont retrèt yo pa konte nan limit aktif la.)*

*Total aktif yo pou salè atribye se:                   \$10,000 + \$70,000 = \$80,000*

*Revni Reyèl ki nan aktif la se:                   \$100               = \$100 (A)*

*Salè atribye a 0.06% se:                           0.06% pa \$80,000 = \$48,00 (B)*

*Note ke \$100 pral ajoute sou salè yo antanke enterè salè puiske genyen plis pase \$5000 nan aktif epi pwogram nan pran pi gwo nan salè aktyèl (A) apati aktif la OSWA (B) salè atribye nan aktif yo.*

**K: Kiyès ki yon "moun k ap achte kay premye fwa"?**

R: Yon moun se yon "moun k ap achte kay premye fwa" si pa genyen pèsonn nan fwaye li, ki pandan twa (3) ane pase yo, apati moman yo te soumèt aplikasyon nan lotri a, te swa posede kay yo te viv ladann lan, oswa te posede enterè nan youn oswa plizyè kay, tankou nan kopwopriyete konjwent. Gendwa gen eksepsyon nan ka ki vini annapre yo:

1. Yon moun ki rete nan kay ki deplase: Yon moun ki rete nan kay ki deplase se yon endividi ki se yon granmoun ki ranpli TOUT kondisyon ki vini annapre yo:

- P at travay a tan plen, yon ane konplè nan popilasyon aktif la pandan plizyè ane, pandan ane sa yo, li te travay prensipalman nan kay la pou pran swen kay ansanm ak fanmi an
- Te posede yon kay ansanm ak patnè li oswa te rezide nan yon kay ke patnè li te posede
- P at posede kay ke patnè li a te posede
- Li pa marye oswa legalman separe ak konjwen li

2. Yon paran ki poukont li kote endividi a posede yon kay ak paran li oswa te rezide nan yon kay patnè li posede epi li se yon paran ki poukont li (li pa marye oswa legalman separe ak yon konjwenn epi swa li gen 1 oswa plizyè timoun ke li gen gad yo oswa yon gad pataje, oswa li ansent).

3. Yon fwaye ki kalifye ak laj (ki gen omwen youn moun ladann ki genyen 55 ane oswa Plis) k ap vann yon kay yon fason pou yo achte yon kay ki baze sou Restriksyon Salè.

4. Yon fwaye ki posede yon pwopriyete ki p at konfòm ak kòd modèl bilding Eta oswa lokal epi ki k at ka vin konfòm ak pi piti depans ak yon estrikti pèmanan.

5. Yon fwaye ki posede yon rezidans prensipal ki pa fikse ak yon fondasyon pèmanan jan regilasyon aplikab yo mande sa.

**K: Eske yon fwaye ki genyen salè ki enferyè ak 80% AMI ka achte yon apatman 110%?**

R: Non. Sèlman fwaye ki genyen salè ant 81% ak 110% AMI gendwa aplike pou kay ki dispoze pou li abòdab pou fwaye ki gen salè ant 81-110%AMI.

**K: Si yon moun nan fwaye mwen genyen laj 55 oswa plis èske mwen ka posede yon kay aktyèlman?**

R: Wi. Sepandan, yo p ap bay opòtinite pou w achte yon kay ki baze sou Restriksyon Salè la a jiskaske kay aktyèl ou a nan yon Acha oswa Kontra Lavant (P&S). Pou plis enfòmasyon sou konbyen tan y ap ba ou pou w vann kay ou a gade Pwosesis Etap-Pa-Etap la. Pou konnen kantite aksyon w gen otorizasyon pou w genyen sou kay aktyèl ou a, tanpri gade Limit Aktif nan paj 6 ki vini avan an.

**K: Eske mwen ka aplike nan lotri sa a antanke moun ki rete nan kay ki deplase oswa paran ki poukont li si mwen posede yon kay aktyèlman?**

R: Wi. Sepandan, yo p ap bay opòtinite pou w achte yon kay ki baze sou Restriksyon Salè la a jiskaske kay aktyèl ou a nan yon Acha oswa Kontra Lavant. Pou plis enfòmasyon sou

konbyen tan y ap ba ou pou w vann kay ou a gade Pwosesis Etap-Pa-Etap la. Pou konnen kantite aksyon w gen otorizasyon pou w genyen sou kay aktyèl ou a, tanpri gade Limit Aktif nan paj 5.

**K: Si m ap travèse yon divòs aktyèlman/separasyon oswa planifye pou mwen divòse / separe, èske mwen ka toujou aplike?**

R: Si w pa genyen dekrè divòs ou epi sèlman fèk kòmanse anvizaje yon divòs oswa separasyon, oswa menm deja genyen yon akò separasyon men w pa genyen yon dekrè divòs, ou pa ka aplike antanke sèl chèf fwaye epi yo pral egzamine aplikasyon w lan kòm si konjwen aktyèl ou a pral antre nan apatman sou baz Restriksyon Salè a ansanm avèk ou. Pou plis enfòmasyon sou fason pou w jwenn yon dekrè divòs kontakte tribinal lokal ou a oswa <https://www.mass.gov/how-to/get-a-copy-of-your-divorce-or-other-probate-family-court-record>

**K: Mwen pa ka retire lajan nan fon 401k oswa retrèt mwen an, èske mwen dwe site li lè m ap site aktif mwen yo?**

R: Wi. Tanpri sonje ke kont retrèt yo PA konte nan limit aktif \$250,000 li se pandan ou dwe kanmenm enkli valè total tout fon retrèt ou yo sou aplikasyon an jan sa mande nan sètifikasyon salè a. Sètifikasyon salè a genyen ladann enterè ke w rantre sou tout aktif ou yo. Lè w ap konsidere valè kach sou baz kalkil enterè salè, 30% soti nan valè total aktyèl kont retrèt ou a (penalite apwoksimatif si w te genyen pou w retire fon yo nan kont lan jodia), epi rès 70% konsidere antanke valè kach aktyèl, ke yo vin multipliyè ak to livrè aktyèl ki se 0.06%. Montan rezilta pral konte antanke salè enterè atribye sou kont sa a epi y ap ajoute li nan salè fwaye a pou rezon kalifikasyon.

**K: Eske genyen eksepsyon nan kalifikasyon pou fwaye ki apèn depase limit salè a men ki twouve yo nan yon nivo konsiderab pa anba limit aktif la (oswa vis vèsa)?**

R: Non. Tout fwaye dwe twouve yo ALAFWA anba limit salè a ak limit aktif la. Kalifikasyon an pa chita sèlman sou youn sèlman oswa lòt la.

**K: Eske yon etidyan tan plen ka aplike pou yon kondò ki baze sou Restriksyon Salè?**

R: Chèf fwaye a pa ka etidyan a tan plen. Donk si yon fwaye yon sèl moun se yon etidyan tan plen li pa kalifye. Si tou de moun yo nan yon fwaye de moun se de etidyan tan plen, yo pa kalifye. Yon etidyan a tan plen kalifye pou yon apatman ki baze sou restriksyon salè sèlman si yo se chèf fwaye asosye ak yon moun ki PA yon etidyan a tan plen. Anplis de sa, enstitisyon edikasyon kote kandida a enskri a pral deside si etidyan an a tan plen ou pa. Pa egzanp nan kèk ka yon kandida k ap prepare yon PhD gendwa alafwa yon anplwaye ak yon etidyan. Si yo konsidere li yon etidyan a tan plen li p ap kalifye menm si li anplwaye tou a tan plen. Si w gen kesyon sou estati anplwa w, tanpri pale ak Biwo Eta Sivil ou.

# ESTANDA PRE-APWOBASYON IPOTEK

Imedyatman apre yo fin li tout Pake Enfòmasyon sa a, tout fwaye ta dwe aplike pou yon pre-apwobasyon ipotèk. *Yo dwe soumèt yon lèt pre-apwobasyon ipotèk ak aplikasyon an e sa ka pran anviwon (2) semèn pou jwenn li.* Pre-apwobasyon ipotèk la dwe reponn reponn ak kondisyon estanda ki vini annapre yo:

## Estanda Pre-Apwobasyon Ipotèk

- Pre-apwobasyon an dwe pou yon to ipotèk fiks sou 30 ane.
- Pre-apwobasyon an dwe montre yon to enterè oswa yon limit to enterè.
- Pre-apwobasyon an PA KA fèt sou yon sit bank sou entènèt.
- Pre-apwobasyon an PA KA sijè kredi, anplwa, oswa verifikasyon aktif.
- Aktyèlman, prè a pa ka yon FHA, Fannie Mae, Freddie Mac oswa yon prè VA (puisque FHA ak VA pa aksepte kondisyon Kontra Limit Restriksyon an)
- Achte a dwe fè yon premye vèsman pou omwen 3%
- Lèt pre-apwobasyon an dwe valid jiska dat lotri a.

N ap ankouraje fwaye yo ak anpil fòs pou aplike nan yon bank ki okouran restriksyon revant yo ak direktiv pou pwogram lojman ki baze sou Restriksyon Salè yo epi se la yo pral pran yon Angajman Ipotèk. Gen anpil chans pou bank sa yo okouran pwogram moun k ap achte premye fwa yo ki gendwa yon gwo asistans menm jan ak Massachussets Housing Partnership's ONE Mortgage Program (Pwogram Ipotèk Patenarya Lojman Massachussets ONE. Pretè ki vini annapre yo abitye ak pwosesis la ansanm ak obligasyon ipotèk yo epi yo ta dwe kontan ede w ak kesyon w oswa pre-apwobasyon w la.

Fwaye yo ta dwe mache ak yon kopi Restriksyon Revant yo ki nan do pake enfòmasyon sa a bay pretè yo. *Yo pral mete tout pretè yo okouran de restriksyon revant yo kèlkeswa w te di yo sa avan ou pa.* Kontra Limit Restriksyon an se yon dokiman k ap siyen ak anrejistre nan fen lavant lan. Donk li nan pi bon enterè fwaye a pou montre tout pretè yon kopi Kontra Limit Restriksyon an lè y ap aplike pou yon ipotèk. Sinon yo gendwa jwenn pretè ki fin bay pre-apwobasyon men apres a rale kò yo nan moman y ap achte a yon fwa yo fin mete yo okouran vrè restriksyon yo, sa ki pral elimine opòtinite pou jwenn yon apatman sou baz Restriksyon Salè.

Pretè a pral mande w frè asosyasyon ak taks. Ou ka jwenn frè Kondo a nan paj 3 Pake Enfòmasyon sa a. Taks imobilye yo evalye sou baz pri **Restriksyon Salè** a (san se pa ekivalan pri mache a).

## BANK K AP PATISIPE YO & ENSTITISYON K AP PRETE

*Chak nan enstitisyon ki vini annapre yo te travay ak Pwogram Lojman Enklizyonè Vil la epi te dakò pou bay yon sèvis pre-apwobasyon gratis ak enfòmasyon sou pi bon pwodui ipotèk ki disponib pou reponn ak bezwen w. Aplikan yo ka sèvi ak lòt pretè; lis sa a se sèlman yon koutwazi.*

Winter Hill Bank  
342 Broadway  
Somerville, MA. 02145  
(617) 629-3330/ rhvnet@winterhillbank.com  
Kontak: Rich Vernet

Eastern Bank  
250 Elm Street  
Somerville, MA. 02144  
(617)478-4000  
Kontak: Francisco Rodriguez



Cambridge Savings Bank  
1374 Massachusetts Avenue  
Cambridge, MA. 02138  
(617) 441-4137  
Kontak: Rick Garber

East Cambridge Savings Bank  
292 Cambridge Street  
Cambridge, MA. 02141  
(617)551-2453/ [prizzo@ecsb.com](mailto:prizzo@ecsb.com)  
Kontak: Tricia Rizzo

Pretè Alloy rekòmande yo se:

First Republic Bank  
160 Federal Street  
Boston, MA. 02110  
(617) 478-8525 /  
[preinsmith@firstrepublic.com](mailto:preinsmith@firstrepublic.com)  
Kontak: Paul Reinsmith

Wells Fargo Home Mortgage  
125 High Street 14<sup>th</sup> Fl.  
Boston, MA. 02110  
[mitch.haddad@wellsfargo.com](mailto:mitch.haddad@wellsfargo.com)  
(617) 897-3493  
Kontak: Mitchell J. Haddad, Jr.

Nenpòt pretè w jwenn la a: [www.mhp.net/one-mortgage/why-one#find-lender](http://www.mhp.net/one-mortgage/why-one#find-lender)

**K: Eske yon moun ki pa nan fwaye a gendwa kosiye sou ipotèk la?**

R: Non. Se sèlman manb fwaye k ap aplike a ki gendwa sieyen ipotèk la. Tout lajan yo fè manb fwaye a kado pou asiste nan premye vèsman an oswa lòt depans yo ap kontabilise antanke aktif fwaye yo.

## EGZIJANS GWOSE FWAYE

---

**K: Kòman yo kalkile gwosè apwopriye fwaye a?**

R: Genyen egzijans minimòm yon (1) moun pa chanm pou aplike pou yon tip apatman ki pi laj pase yon chanm sof si li kalifye pou yon akomodasyon rezonab ki mande yon dezyèm chanm epi yo bay verifikasyon nan moman y ap bay aplikasyon k ap dokimante bezwen sa a.

**Yon fwaye 1-moun pa kalifye pou apatman 2Chanm. Yon fwaye de moun kalifye pou ni apatman 1Chanm nan ak sa 2Chanm nan.**

"Fwaye" vle di tout moun ki gen non yo parèt sou kontra a, epi tou tout moun ki gen entansyon okipe apatman lojman kòm premye rezidans yo. Sa genyen ladann ni granmoun ni timoun; kèlkeswa kapasite yo pou genyen yon salè yo fè pati fwaye a. Yo ta dwe konsidere moun ki marye legalman kòm moun ki fè pati fwaye a menm si yo separe. Y ap konsidere minè/depandan fè pati fwaye a si **y ap viv ak yon paran pou pi piti pandan 51% ane a (183 jou, ki pa oblije fèt nan fason swivi).**

**K: Si mwen ansent èske y ap konsidere bebe ki poko fèt la nan fwaye a?**

R: Sof si timoun ki poko fèt la nan twazyèm trimès li nan moman aplikasyon dat limit lotri a (nan dat 10 desanm 2018) ke fwaye a gendwa konte yo antanke manb fwaye a. Fwaye pa bezwen soumèt prèv gwosès nan aplikasyon lotri men pral bezwen soumèt prèv gwosès ak tèm yon medsen tretan bay ak Aplikasyon Sètifikasyon apre lotri a, si oswa lè yo rele yo vin sètifye salè yo.

**K: Si m ap travèse yon divòs aktyèlman/separasyon oswa planifye pou mwen divòse / separe, èske mwen ka toujou aplike?**

R: Si w pa genyen dekrè divòs ou epi sèlman fèk kòmanse anvizaje yon divòs oswa separasyon, oswa menm deja genyen yon akò separasyon men w pa genyen yon dekrè divòs, ou pa ka aplike antanke sèl chèf fwaye epi yo pral egzamine aplikasyon w lan kòm si konjwen aktyèl ou a pral antre nan kondò a avèk ou sou baz Restriksyon Salè. Pou plis enfòmasyon sou fason pou w jwenn yon dekrè divòs kontakte tribinal lokal ou a oswa <https://www.mass.gov/how-to/get-a-copy-of-your-divorce-or-other-probate-family-court-record>

## ENFOMASYON PREFERANS

---

**K: Kòman yo defini preferans yo pou apatman ki sou baz Restriksyon Salè yo?**

R: Odonans Dekoupaj Enklizif ki se baz otorizasyon devlopman sa a te etabli yon preferans dabò pou fwaye ki bay dokimantasyon ki ajou (ki gen dat ki nan entèval 30 dènye jou yo te soumèt aplikasyon an) ke y ap viv aktyèlman oswa ap ap travay a tan plen (30 èdtan oswa plis pa semèn) nan Somerville. Fwaye ki pa kalifye pou preferans sa a gendwa toujou aplike men l ap pi ba nan Lis Lotri a. Lis lotri ki nan paj 14-15 montre kòman yo defini preferans sa yo.

Si yon revizyon pandan sètifikasyon salè a ta demontre ke verifikasyon preferans lan p at kòrèk oswa fo, y ap rann aplikasyon an inadmisib pou kontinye nan pwosesis acha a.

**K: Kòman yon fwaye ka aplike pou Preferans?**

R: Si w ap viv oswa travay 30 èdtan oswa plis pa semèn nan yon biznis ki trouve li nan Sommerville, ou gendwa kalifye pou yon preferans nan lotri sa a. Asire w ke w reponn kesyon ki nan paj 3 Aplikasyon Lotri a pou endike w ap aplike pou preferans. Tou de preferans yo egal epi verifikasyon youn nan yo sifi pou asire yon preferans nan lotri a. Gen yon preferans nan lotri a pral ogmante pwobablite pou yon fwaye soti nimewo en nan lotri a. Pou resevwa yon preferans, yon kandida dwe bay yon verifikasyon ki gen dat nan entèval 30 jou apati dat yo soumèt aplikasyon an.

**K: E si yon fwaye pa kalifye nan ankenn pami Preferans sa yo?**

R: Fwaye ki pa genyen Preferans sa yo oswa fwaye ki pa bay dokiman preferans obligatwa yo ka toujou patisipe nan lotri a pou gwosè apatman yo aplike pou li a men y ap ba yo yon pozisyon sou Lis Lotri a ki vini apre fwaye sa yo ki kalifye pou preferans sa yo. Tanpri gade Lis Lotri yo nan paj 13-14 pou detay sa yo.

# PWOSESIS ETAP-PA-ETAP AK KALANDRIYE

---

**K:** Ki pwosesis seleksyon ak kloti aplikasyon an pou kondò restriksyon salè yo ofri nan kad Pwogram Lojman Enklizyonè Vil la nan Alloy?

**R:** Paj ki vini annapre a eksplike chak pa an plis detay.

**Tout premye etap yo** enplike kalifikasyon pou Pwogram Lojman sou baz Restriksyon Salè ak resevwa yon pozisyon sou Lis Lotri a gras ak yon aplikasyon konplè rive nan dat limit aplikasyon an.

**Dezyèm etap yo** enplike pwosesis aktyèl rezèvasyon ak acha yon kondò (epi disponiblite apatman pral depann de pozisyon w sou Lis Lotri yo).

**Etap 1: Aplikasyon Inisyèl pou Lotri Alloy**

*rive 2pm nan dat 10 desanm 2018*

**Etap 2: Loteri a ak Lis Lotri yo**

*9 janvye 2019, 10:30 AM rive 12:30 PM, Aldermanic Chambers nan Meri a ki nan 93, Highland Ave*

**Etap 3: Sètifikasyon Salè ak SEB sijè Apwobasyon Divizyon Lojman Vil la**

*Anviwon 10 jou ap nesese pou revizyon Ansuit, Divizyon Lojman Vil Sommerville pral bay yon Lèt Otorizasyon pou fwaye ki kalifye yo k ap gen 15 jou pou fini etap 4-5*

**Etap 4: Akò Rezèvasyon Apatman**

*Yo bay Fwaye yo anviwon 3 jou apre yo resevwa Lèt Otorizasyon an*

**Etap 5: Pwograme yon Enspeksyon Mezon Prive epi siyen Kontra Acha ak Vant lan**

*Li pa ka anile epi yo dwe ranpli li nan yon entèl 14 jou apre Lèt Otorizasyon an*

**Etap 6: Jwenn Angajman Ipotèk**

*Pifò bank pran anviwon 30 jou pou bay angajman ipotèk*

**Etap 7: Siyen ak Notarye Atestasyon Restriksyon Lojman Abòdab**

**Etap 8: Kloti**

*Apatman yo ap disponib pou anmenajman nan moman kloti a ke yo prevwa nan fen 2018 kòmansman 2019*

Tanpri sonje pral genyen yon seyans enfòmasyonèl ke y ap fè pou kandida ki enterese yo nan jedi 11 oktòb 2018, 6:30 rive 8:30 PM (East Sommerville Community School Auditorium, 50 Cross St) ak jedi 13 novanm 10:30 am rive 12:30 PM (4yèm etaj Visiting Nurses Association (Asosyasyon Enfimyè K ap Vizite) nan 405 Alewife Brook Parkway., park nan Dilboy Field) Asistans Seyans Enfòmasyon an pa obligatwa pou patisipasyon an lotri a, men li rekòmande.

*Tanpri note tou ke si fwaye a aplike nan Pwogram Asistans Kloti Vil la, Kloti a pa ka fèt toutotan yon chèk asistans pa soti. Yon detèminasyon asistans pa ka fèt jiskaske ya resevwa dokiman Piblikasyon Kloti yo epi apati moman sa a, l ap pran 2-4 semèn pou kreyasyon chèk la.*

---

## Etap 1: Aplikasyon Lotri

---

Kandida yo pral bezwen ranpli yon Aplikasyon Lotri pou chak moun ki pral viv nan apatman an. Pre-APWOBASYON Ipotèk OBLIGATWA ak Aplikasyon Lotri a sepandan dokiman ki sipòte salè ak aktif pa obligatwa ak Aplikasyon Lotri a (men yo pral obligatwa pi devan nan moman sètifikasyon salè a). SEB dwe resevwa Aplikasyon Lotri a 2:00 pm nan dat 10 desanm 2018. Aplikasyon ki pa reponn ak dat limit sa yo p ap patisipe nan lotri a. Tanpri gade paj kouvèti Aplikasyon Lotri a pou kote w dwe livrez li ak adrès lapòs la.

Yon fwa SEB te resevwa Aplikasyon Lotri a, yo pral verifye kalifikasyon inisyal pou lotri a. Fwaye ki pa genyen pre-apwobasyon ipotèk ak fwaye ki te soumèt aplikasyon ki endike ke yo pi wo pase limit salè maksimòm nan p ap patisipe nan lotri a. Fwaye ki pa genyen sètifika fòmasyon moun k ap achte kay premye fwa ki genyen dat nan entèval 3 ane anvan dat aplikasyon an, oswa san prèv enskripsyon aktyèl nan klas sa a ki pwograme pou fini nan fen 2018 p ap ka patisipe nan lotri a. Tanpri sonje ke fwaye yo pral bezwen voye sètifika achèyman an avan kloti apatman an. Fwaye ki soumèt yon aplikasyon enkonplè oswa fini aplikasyon yo apre dat limit la p ap enkli nan lotri a. Yo pral avèti tout fwaye pa imèl si y ap mete yo nan lotri a ou pa. **Patisipasyon nan lotri a se sèlman yon premye pa epi li pa garanti apwobasyon sètifikasyon salè (gade pwochen etap yo).**

Yon fwa yo fin resevwa Aplikasyon Lotri a epi SEB fin detèmine fwaye ki kalifye pou lotri a, kandida a pral resevwa yon Nimewo Aplikasyon ki sèlman endike lòd klasman yo te resevwa aplikasyon yo a. Objektif Nimewo Aplikasyon an se sèlman pou kenbe non tout fwaye anonim nan moman y ap fè tiraj Nimewo Aplikasyon yo. Tanpri konsève Nimewo Aplikasyon w lan pou Lotri a.

---

## Etap 2: Loteri a ak Lis Lotri yo

---

Yo pral fè Lotri a nan dat Yo nan jedi 9 janvyè 2019 nan Aldermanic Chambers nan Meri a ki nan 93 Highland Ave nan Somerville. Fwaye yo pa gen obligasyon pou asiste lotri a pou resevwa yon apatman, sepandan lotri a ouvri ak piblik la epi tout moun gendwa vin asiste. Y ap voye rezilta yo bay tout fwaye ki te aplike yo apre Lotri a. Y ap disponib tou sou sitwèb Vil la. Yo fè lotri a pou deside sou pozisyon chak kandida sou chak Lis Lotri. Pral genyen plizyè tiraj pou chak tip apatman (AMI ak gwochè chanm) baze sou rezèvwa preferans yo pou apatman sa yo jan sa ye annapre a: (1<sup>er</sup> preferans) fwaye k ap viv aktyèlman oswa k ap travay a tan plen nan Somerville, (san preferans) tout lòt fwaye yo.

Apre Lotri a, Ajan Lotri a pral enfòmè tout kandida lotri yo sou rezilta yo. Lis Lotri a pa apatman pral pibliye sou sitwèb Vil Sommerville, tanpri kenbe Nimewo Aplikasyon w lan pou w jwenn pozisyon w nan Lis Lotri yo. Lis Lotri yo pral etabli ak tiraj diferan dapre jan sa montre annapre a:

### Lis Lotri pou tout 15 Kondo yo

#### 1. Lis Lotri pou Kat (4) Kondo 1 Chanm 80% AMI

1<sup>er</sup> Tiraj: fwaye ki te bay verifikasyon ke y ap viv aktyèlman oswa k ap travay a tan plen nan Somerville.

2<sup>yèm</sup> Tiraj: tout lòt fwaye ki te aplike pou kondo 1Chanm 80% AMI

#### 2. Lis Lotri pou Kat (4) Kondo 2Chanm 80% AMI

1<sup>er</sup> Tiraj: fwaye ki te bay verifikasyon ke y ap viv aktyèlman oswa k ap travay a tan plen nan Somerville.

2<sup>yèm</sup> Tiraj: tout lòt fwaye ki te aplike pou kondo 1Chanm 80% AMI

#### 3. Lis Lotri pou Kat (4) Kondo 1 Chanm 110% AMI

1<sup>er</sup> Tiraj: fwaye ki te bay verifikasyon ke y ap viv aktyèlman oswa k ap travay a tan plen nan Somerville.

2<sup>yèm</sup> Tiraj: tout lòt fwaye ki te aplike pou kondo 1Chanm 110% AMI

#### 4. Lis Lotri pou Twa (3) Kondo 2Chanm 110% AMI

1<sup>er</sup> Tiraj: fwaye ki te bay verifikasyon ke y ap viv aktyèlman oswa k ap travay a tan plen nan Somerville.

2<sup>yèm</sup> Tiraj: tout lòt fwaye ki te aplike pou kondo 1Chanm 110% AMI

Yon fwa tout Kandida yo fin klotire tout kenz kondo yo, Lis Lotri pou devlopman sa a pral ekspire.

Pa egzanp, si 10 fwaye aplike ak yon preferans, epi 10 fwaye aplike san yon preferans pou kat (4) apatman 1 Chanm 80%, fwaye ak yon preferans pral resevwa yon nimewo 1-10 nan lòd yo te soti nan tiraj lotri a, epi fwaye ki san preferans ap resevwa yon nimewo 11-20 nan lòd yo te soti nan lotri a. SEB pral kòmanse kontakte fwaye ki twouve yo nan 1-4 nan lis lotri a; si nenpòt nan fwaye sa yo pa kalifye, SEB pral desann nan fwaye 5 elatriye jiskaske yo fin achte tout apatman yo.

---

## Etap 3: Aplikasyon Sètifikasyon ak SEB epi Divizyon Lojman Vil la

---

Aprè Lotri a, Ajan Lotri a, SEB pral enfòmè tout kandida lotri yo sou rezilta yo.

SEB pral kontakte menm kantite fwaye ak apatman ki disponib sou chak Lis Lotri epi enfòmè yo ke yo pral resevwa yon apatman nan yon dat kèlkonk (sa ki pral nan anviwon 10 jou apati dat notifikasyon an) pou soumèt tout dokiman ki obligatwa pou egzamen preliminè SEB pou kalifikasyon Pwogram Enklizyonè sou baz egzijans pati 5 HUD. Apre yo fin resevwa Nimewo Aplikasyon yo avan lotri a, tout fwaye yo pral vle egzamine Gid Egzijans Dokiman pou detay sou tout bagay pou fini Aplikasyon Sètifikasyon Divizyon Lojman Vil la ak kòmanse klase ak òganize dokiman sa yo.

SEB byen pran san l pou asire ke tout fifye ranpli lè l ap voye yo bay Divizyon Lojman Vil la men si Divizyon Lojman Vil la bezwen nenpòt dokiman anplis pou fini egzamen kalifikasyon yo a, yo pral enfòmè SEB epi SEB pral enfòmè kandida a. Kandida a dwe soumèt tout dokiman SEB ak/oswa Divizyon Lojman Vil la mande li nan yon entèval 5 jou ouvrab. Kandida ki pa bay dokiman anplis yo ak kandida ke Divizyon Lojman Vil la diskalifye ap soti sou Lis Lotri a epi y ap pèdi opòtinite pou avanse nan pwosesis sa a. Yon fwa yo detèmine w pa kalifye, jan SEB te detèmine sa avan revizyon Vil la, oswa apre revizyon Vil la, yo pral avèti kandida a epi ba li sèt (7) jou ouvrab pou li fè apèl apati dat notifikasyon an te soti a. Yo ta dwe voye apèl la bay SEB epi Vil la ta dwe an kopi.

Lè Divizyon Lojman Vil la te sètifye yon fwaye kalifye, yo voye yon **Lèt Otorizasyon** dirèkteman bay fwaye a. Fwaye a p ap bezwen sibi yon lòt egzamen kalifikasyon depi yo klotire vant apatman yo nan entèval yon ane apre yo rin resevwa Lèt Otorizasyon yo a. Fwaye a dwe, nan ka sa a rezève yon apatman, epi siyen yon akò rezèvasyon apatman. Fwaye a dwe dwe pwograme yon Enspeksyon Kay ak egzekite yon Akò Acha ak Vant nan entèval (15) jou dat yo te voye Lèt Otorizasyon an (tanpri gade pwochen etap yo). Yo dwe remèt Vil la kopi P&S ak rapò Enspeksyon Kay yo.

**Nenpòt fwaye yo kontakte men ki pa reyisi soumèt tout dokiman yo (epi si premye soumisyon yo enkonplè, nenpòt oswa tout dokiman ki manke yo) pou rive nan dat limit ke SEB defini pral soti sou Lis Lotri a.** Nan menm fason an, nenpòt fwaye ki depase limit salè oswa pa ka veriye ke tout deklarasyon aplikasyon yo, oswa pa bay prèv kapasite yo pou bay 3% premye vèsman ki obligatwa a nan siyati P&S ap soti sou Lis Lotri yo. Fwaye sa yo ke yo kontakte ki ranpli kondisyon kalifikasyon egzamen an epi ke SEB konsidere kalifye pou avanse nan pwosesis la pral rete sou Lis Lotri yo jiskaske yo fin achte tout apatman abòdab yo. Yon fwa yo fin achte tout apatman yo nan premye acheminman an, Lis Lotri a ap ekspire. Yo p ap sèvi ak Lis Lotri a pou revant apatman abòdab ki gen pou vini apre sa.

Tout apatman pwograme pou moun antre ladan yo rive nan kòmansman 2019.

Fwaye ki gen pozisyon pi ba nan Lis Lotri a ke yo p at mande pou ranpli yon Aplikasyon Sètifikasyon epi ki te soumèt dokiman ki manke pral kenbe plas yo nan Lis Lotri a (dènyè fwaye ki alatèt yo ki te pase nan pwosesis mizajou dokiman an epi dapre lòd kote yo plase yo nan lotri a) epi ke yo ka kontakte yo nan yon avni pwòch si kandida ki anwo yo deside pa avanse ak apatman an epi yon apatman nan Alloy vin disponib nan premye acheminman an sèlman.

---

## Etap 4 Akò Rezèvasyon Apatman

---

Lè Divizyon Lojman Vil la te apwouve sètifikasyon salè SEB ke yon fwaye kalifye pou li, yo voye yon **Lèt Otorizasyon** dirèkteman bay fwaye a. Lè yo avèti yon fwaye, yo pral mete yo nan yon "kwonòmèt". Lè yo nan "kwonòmèt" la, yo pral ba yo enfòmasyon pou kontakte Biwo Vant lan epi yo pral genyen 5 jou ouvrab pou kontakte Biwo Vant lan ak ranpli Akò Rezèvasyon yo a ak gade apatman an.

**Lè yon fwaye te resevwa yon Lèt Otorizasyon, li rekòmande pou yo jwenn yon avoka ki ka asiste yo nan revizyon ak egzekisyon Kontra Acha ak Vant lan.**

Akò Rezèvasyon an se yon kontra ant kandida a ak devlopè a ki bay detay sou apatman espesifik ki disponib pou acha, epi y ap kopye Vil la nan Akò sa a. **Lè yo siyen yon Akò Rezèvasyon, yo egzije yon depo ranbousab \$500.** Depo \$500 pral soti nan 3% depo obligatwa nan moman P&S la. Depo a ranbousab si achte a pa ka asire yon ipotèk pou apatman an. Anplis, lè Akò Rezèvasyon an fin siyen pou apatman an yo pral retire fwaye a sou tout lòt Lis Lotri yo.

Pwochen kandida ki sou lis la pral resevwa notifikasyon ke li se pwochen moun y ap konsidere oswa lè kandida ki devan yo swa siyen Akò Rezèvasyon an oswa 5 jou ouvrab pase epi yo p at siyen ankenn rezèvasyon. Si yon kandida pa siyen Akò Rezèvasyon, y ap retire Nimewo Aplikasyon yo nan tèt Lis Lotri a Nan moman sa a y ap enfòm fwaye a pa imèl ke yo retire li si li te bay imèl oswa pa lapòs si p at gen imèl ki te bay.

---

### ***Eksepsyon Fwaye ki Gen Laj ki Kalifye, Moun ki Nan Kay Ki Deplase ak Paran ki Poukont Li:***

Sou baz rezilta lotri yo ak pozisyon yo sou Lis Lotri a, fwaye yo pral kapab estime lè yo pral rive nan tèt Lis Datant lan epi yo pral konnen konbyen tan yo rete pou vann kay yo ak finalize divòs/separasyon yo. **Fwaye ki posede pwòp kay yo aktyèlman nan moman yo aplike nan lotri a pral bezwen bay SEB yon kopi Acha ak Akò pou kay yo (Ajan Lotri a) nan moman sètifikasyon salè a.** Si fwaye ki anwo yo pa rive bay dokiman nan moman aplikasyon sètifikasyon an, yo P AP mete yo p ap kapab achte yon apatman epi y ap retire yo sou tout Lis Lotri.



---

## **Etap 5: Pwograme yon Enspeksyon Kay Prive epi siyen Kontra Acha ak Vant lan**

---

Nan yon entèval kenx (15) jou apati piblikasyon Lèt Otorizasyon an ak apre yon fwaye siyen yon Akò Rezèvasyon, yon dwe pwograme yon Enspeksyon Kay prive kondo a epi siyen Kontra Acha ak Vant (P&S), nan entèval paramèt jan sa fikse nan Lèt Otorizasyon an. Depo sa a ap koresponn ak 3% pri lavant lan mwen \$500 depo ansanm ak Kontra Rezèvasyon an. Kontra Acha ak Vant lan pral genyen ladann dat kloti a epi li dwe pataje ak Vil la.

Apre egzekisyon P&S la, Ekip Vant Alloy Condominiums nan pral bay kandida a Kontra Acha ak Vant lan, yon kopi echantiyon Kontra Limit Itilizasyon an (ki ta dwe atache ak P&S), ak Kontra Prensipal la. Ou ta dwe genyen avoka w ak bank k ap ofri angajman ipotèk la pou revize dokiman sa yo.

Si kandida a pa reyisi siyen P&S rive nan dat ki chwazi a (oswa chwazi pa siyen li) oswa pa gen antant pwolongasyon tan ant vandè a ak achtè a, yo pral retire yo nan Lis Lotri a epi pwochen kandida ki nan ling nan pral resevwa alò yon Lèt Otorizasyon nan men Vil la.

Yo dwe bay Divizyon Lojman Vil la yon kopi rapò Enspeksyon Kay la ak egzekisyon P&S la.

---

## **Etap 6: Jwenn Angajman Ipotèk**

---

Pre-apwobasyon ipotèk pa asire w ap gen yon angajman ipotèk. Yon fwa yon fwaye fin siyen P&S y ap bezwen retounen kote pretè a pou yo ka jwenn yon Angajman Ipotèk. Pwosesis sa a pral kòmanse imedyatman apre yo fin siyen P&S la. Fwaye yo pa oblije tounen bò kote pretè ki te ba yo lèt pre-apwobasyon an men se sa ki rekòmande pou rete ak menm vandè a sof si gen yon bagay.

Si yon fwaye pa rive jwenn yon Angajman Ipotèk nan dat enprevi ipotèk yo a nan P&S, y ap ranbouse yo depo yo epi y ap retire yo sou Lis Lotri a. Si yon fanmi sou plis pase yon Lis Lotri pa egzanp, sou ni AMI 1Chanm a 80% ak 2 Chanm a 80% nan ka sa a nan nivo sa a y ap retire fwaye a sou tou de Lis Lotri yo.

Tanpri sonje ke chak pretè jere Angajman Ipotèk la nan fason diferan epi pake sa a sèvi kòm yon gid atravè pwosesis sa a. Jeneralman, pretè a pral vle wè Kontra Acha ak Vant lan, Kontra Prensipal la, Dokiman Kondominyòm nan ak Kontra Limit Egzekisyon an. Yo pral fè yon evalyasyon pwopriyete a tou imedyatman ke pwopriyete a pare pou moun antre ladann. Yon fwa evalyasyon an fin fèt ansanm ak siyati yo fwaye a pral rive klotire vant kay la.

---

## **Etap 7: Atestasyon Restriksyon Lojman Abòdab**

---

Aprè yo fin bay yon rapò Enspeksyon Kay, P&S ak Angajman Ipotèk, ak Evalyasyon ou dwe soumèt yon kopi tout dokiman sa yo yo bay Divizyon Lojman Vil la.

Tout granmoun nan fwaye a dwe siyen Atestasyon Restriksyon Lojman Abòdab la pandan y ap rekonèt ke yo te resevwa ak egzamine Restriksyon Lojman Abòdab epi konprann tout obligasyon ki sou baz Restriksyon an. Atestasyon sa a dwe notarye epi yo dwe bay li nan Divizyon Lojman Vil la avan at kloti yo prevwa a rive.

---

## **Etap 8: Kloti ak Anmenajman**

---

Vil la dwe bay yon Kontra Limit Egzekisyon pou apatman espesifik ki rezève a avan Kloti a. Anplis de sa, fwaye a pral bezwen Sètifika Konfòmite ki te siyen anvan an pou anrejistre ak rejis la nan Kloti a.

Yon fwa ke w fin klotire apatman an, ou gendwa anmenaje. Anplis de sa, yon fwa w fin klotire apatman an, P AP genyen ankenn egzamen kalifikasyon salè oswa aktif men Vil la pral tcheke chak ane pou asire ke w toujou ap viv nan apatman an (gade Deskripsyon Kontra Limit Egzekisyon nan paj ki vini annapre yo pou plis detay).

Si w ap aplike pou Asistans Depans pou Kloti Vil la, dat kloti yo dwe kowòdone ak anplwaye Divizyon Lojman piske kloti a p ap ka fèt san chèk asistans Vil la nan men w. Analiz asistans pa ka kòmanse jiskaske yo resevwa Piblikasyon Kloti a. Si yo detèmine ke fwaye a kalifye pou asistans, dokiman prè yo dwe egzekite epi yo ka pran 2-4 semèn pou jenere yon chèk asistans.

# DESKRIPSYON KONTRA LIMIT EGZEKISYON/ RESTRIKSYON REVANT

---

Sa a se pa Kontra Limit Egzekisyon an. OSCPД pral prepare Kontra Limit Egzekisyon an epi pataje li ak Avoka Kloti a epi bay li avan jou yo prevwa kloti a.

## Deskripsyon Kontra Limit Egzekisyon

Opòtinite sa a pou achte yon apatman abòdab fèt nan kad Pwogram Lojman Enklizif Somerville. Sa mande pou apatman an rete abòdab pou moun ki pral achte kay premye fwa ki kalifye nan salè yo pou toutan.

Si yo chwazi w pou achte apatman sa a, ou pral siyen yon "Kontra Limit Egzekisyon", ki bay deskripsyon restriksyon sou apatman ak responsablite w yo. Restriksyon sa yo pral rete epi pral aplike pou ou ak tout lòt pwopriyetè k ap vini apre w yo.

Sa ki vini annapre a se yon apèsi aspè ki pi enpòtan nan Kontra Limit Egzekisyon an epi nou bay li pou enfòmasyon sèlman. Si yo chwazi w, n ap ankouraje w anpil pou w chache konsèy legal ak egzamine tout dokiman an.

★ **Rezidans Prensipal:** Ou dwe itilize pwopriyete/apatman an kòm premye ak prensipal rezidans ou. Divizyon Lojman an pral mennen yon swivi anyèl epi pwopriyetè yo pral gen obligasyon pou soumèt dokimantasyon k ap verifiye ke apatman abòdab la se premye ak prensipal rezidans yo toutbon.

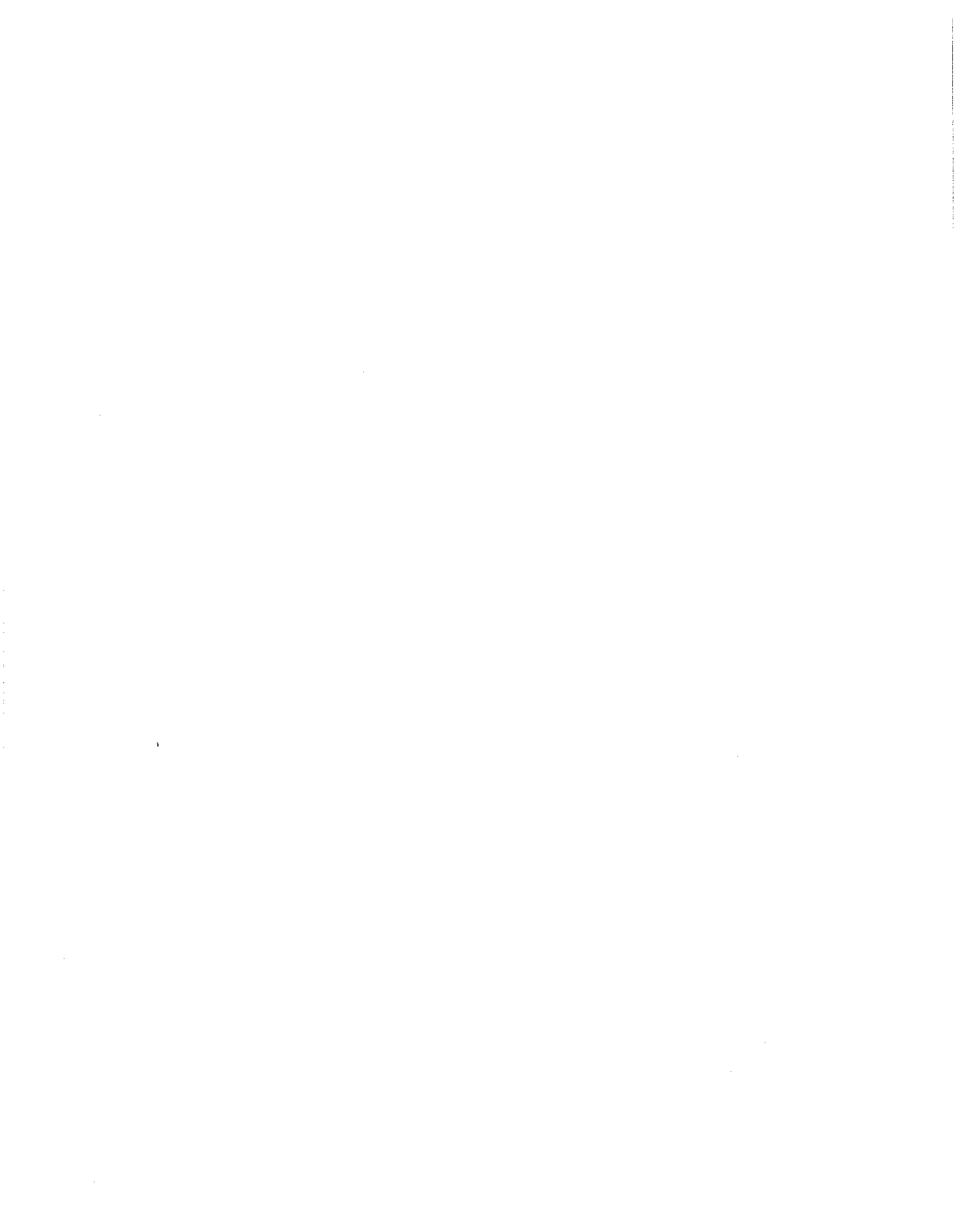
★ **Ou pa gendwa anfème apatman abòdab ou a, ni non plis lwe li pou peryòd kout avèk oswa san kontra lokasyon.**

★ **Refinansman:** Ou dwe jwenn konsantman ekri eksprime nan men Divizyon Lojman Vil la avan w refinanse prè w la.

★ **Notic Avi pou Vil la ak Vil Somerville** in nan ka yon Avi Sezi ak nenpòt lòt kominikasyon ak nenpòt lòt piblikasyon Ipotèk la fè.

★ **Pwopriyetè a bay Vil la oswa reprezantan li dwa ak opsyon pou achte apatman an nan moman li resevwa yon Avi Sezi.**

★ **Avi pou Vil Somerville lè w ap vann kay/apatman ou:** Lè w vle vann kay ou, ou dwe kontakte Divizyon Lojman OSPCD Somerville. Ou dwe ekri yon avi entansyon pou vann alekri. Divizyon Lojman an pral kalkile Pri Lavant Maksimòm nan ak fòmil ki etabli nan Restriksyon ak kontra Egzijans Limitasyon yo, konsa tou li gendwa chanje detanzantan. Achte a dwe ranpli kondisyon gwose fwaye a, salè ak aktif epi Vil la dwe sètifye kalifikasyon an. Achte a dwe tou yon moun k ap achte premye fwa.



# Lottery Application for Income-Restricted Condos Available through the Inclusionary Housing Program at Alloy

Assembly Row, Somerville, MA

**Applications with Mortgage Pre-Approvals, First-time homebuyer certificate or proof of enrollment in a course which will be completed by end of 2018 and Preference Documentation (if applicable) must be completed and delivered (not postmarked) by 2 PM on Monday December 10, 2018.**

## Directions:

To be considered complete this application must be filled out entirely and received by SEB before Monday December 10, 2018 at 2 PM for your application to be processed. Every space provided for initials must be initialed, even if you answer "N/A". If a question does not apply to you, check "N/A". LEAVE NOTHING BLANK. Complete applications must include **Mortgage Pre-Approval letters including an interest rate/range for a 30 year fixed mortgage, First time homebuyer certificates and Preference verification dated within the last 30 days of submitting the application which verifies that the applicant is living or working full time (30/+ hrs. per week) in Somerville (if applicable) to receive a preference in the lottery.**

**DO NOT SEND APPLICATIONS TO ALLOY OR ASSEMBLY ROW.**

**DO NOT SEND APPLICATIONS TO SOMERVILLE'S HOUSING DIVISION**

**APPLICATIONS MUST BE DELIVERED/FAXED/EMAILED (NOT POSTMARKED) BY 2:00 PM Monday December 10, 2018.**

Applications can be submitted the following ways:

Mail: SEB Housing

Re: Alloy

257 Hillside Ave

Needham, MA 02494

SEB is open M-F 10 am to 4 pm

OR

OR

Scan/Email: [info@sebhousing.com](mailto:info@sebhousing.com)

OR

**Somerville drop box:**

City Hall Annex on the 1<sup>st</sup> Floor

50 Evergreen Ave, Somerville (front entrance)

Mon-Wed 8:30-4:30, Thurs 8:30-7:30

Fr 8:30-12:30

OR

Fax: 617-782-4500

*If faxing or scanning, be sure to transmit both sides of double-sided pages*

**Please read the Information Packet for more details and keep it for your record.**

If you have any questions please leave a voicemail at: 617.782.6900

Applications can also be downloaded here: [www.s-e-b.com/property/alloy/](http://www.s-e-b.com/property/alloy/)

*Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact the City's manager of Diversity, Equity and Inclusion, Nancy Salamoun, at 617-625-6600 x2323 or [nsalamoun@somervillema.gov](mailto:nsalamoun@somervillema.gov)*

# ALLOY

No. of Units	Unit Type	Sales Prices*	Monthly Condo Fee**	No. of Bathrooms	Approx. Size (Sq. Ft.)	Minimum Household Size
<b>80% Area Median Income (AMI) Units</b>						
4	1BR	\$152,618	\$153	1	702-806	1
4	2BR	\$177,198	\$178	2	1,143-1,307	2
<b>110% AMI Units</b>						
4	1BR	\$215,802	\$217	1	726-855	1
3	2BR	\$250,073	\$251	2	1,178-1,307	2

\*\*These are the established initial condo fees which are subject to change

<b>MAXIMUM Gross Annual Income Limits</b>		
Household Size	80% AMI Units	110% AMI Units
1	\$56,800	\$56,801 - \$83,006
2	\$64,900	\$64,901 - \$94,864
3	\$73,000	\$73,001 - \$106,722
4	\$81,100	\$81,101 - \$118,580
5	\$87,600	\$87,601 - \$128,066

**Maximum Household Assets are \$250,000.** Please note that funds in restricted retirement, college and health savings accounts do NOT count toward the asset limit.

**For all units, ONE space can be rented (for free) at the Montaje garage (the apartment building next door). No additional parking spaces will be available for a second car.**

All units will be ready for occupancy upon closing.

**Homes are pet-friendly but restrictions apply.  
Alloy is a smoke free community.**



# ALLOY

Please provide all the following contact information for the Head of Household:

Head of Household Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone:(\_\_\_\_\_) \_\_\_\_\_ Work Phone:(\_\_\_\_\_) \_\_\_\_\_

Cell Phone:(\_\_\_\_\_) \_\_\_\_\_ Employer Phone: \_\_\_\_\_

Email address: \_\_\_\_\_@\_\_\_\_\_

*Please note: Providing your email should facilitate the process of completing your application as you will be notified of missing documentation faster than if we can only send notifications via postal mail. If you do not provide your email address or do not have an email address, we will contact you via postal mail. We will not contact you about future lotteries unless requested.*

Check this box if you do not want your email included in the Inclusionary Housing Listserv. Those on the Listserv will be notified of future income-restricted rental and homeownership units available through the City of Somerville's Inclusionary Housing Program.

**What language would you like SEB to communicate with you in if other than English?** \_\_\_\_\_

Interpretation and translation services can be offered in Portuguese, Spanish & Haitian Creole

**How did you hear about this opportunity?**  Email  City Website  Flyer  Newspaper  Family/friend  
 Other \_\_\_\_\_

## PREFERENCE INFORMATION (YOU MUST CHECK "YES" OR "NO")

**Do you currently live in Somerville?**  YES  NO

If YES, you must submit documentation dated within the last 30 days detailed below to receive a preference in the lottery. If you currently live in Somerville you must submit a copy of your most recent utility bill, or a copy of a current lease, or copy of a bank statement, or a copy of your cell phone bill, or your voter registration. The document must be dated within the last 30 days from the day that the application is submitted and must contain the applicant's name and address in Somerville.

**Do you currently work 30 hours or more per week in Somerville?**  YES  NO

If YES, you must submit documentation dated within the last 30 days detailed below to receive a preference in the lottery. If you currently work 30 or more hours per week in Somerville you must submit either (A) your most recent pay-stub that shows the Somerville address where you are employed more than 30 hours a week or, if your pay-stubs do not show those details, you need to submit (B) a signed statement from your employer on company letterhead that provides the address of the applicant's workplace, the employee's name and the number of hours per week worked in Somerville.

**Head of Household Initial(s):** \_\_\_\_\_

**Other Adult Initial(s):** \_\_\_\_\_

*The following two questions are OPTIONAL and will not affect your eligibility in any way.*

**Which best describes your ethnicity? (Select one)**  Hispanic/Latino  Non-Hispanic/Latino

**Which best describes your race? (Select one)**

White  Black  Asian or Pacific Islander  Native American  Other

**Do you work for the City of Somerville, or do you have any family members that work for the City?** *There is no preference given in the lottery if you, or a member of your family, work for the City of Somerville. This is simply a disclosure.*  YES  NO



# ALLOY

## HOUSEHOLD SIZE INFORMATION:

Please fill out the chart below for everyone who will be occupying the unit. Legally married couples shall be considered part of the household, even if separated (**separation agreements are not sufficient for homeownership units, you must be fully divorced**). Minors/dependents can only be considered part of the household if they live with one parent at least 51% of the year (183 days, including partial days, which do not have to run consecutively). Please note, an unborn child is NOT considered part of your household unless in your third trimester on or after Monday December 10, 2018 and the household submits a letter from a treating physician to this effect.

**You MUST circle Y or N in the student question in the table below for EVERY household member.**

NAME	AGE	HEAD OF HOUSEHOLD, CO-HEAD OR DEPENDENT	RELATIONSHIP TO APPLICANT LISTED AT THE TOP OF THIS PAGE	IS THIS PERSON A FULL-TIME STUDENT OR WILL BE A FULL-TIME STUDENT IN THE NEXT 12 MONTHS?
				Yes or No
				Yes or No
				Yes or No
				Yes or No
				Yes or No

(Please Note: A full-time student is only eligible for an income-restricted unit if they are a co-head of household with someone who is NOT a full time student and who they currently live with and will live with at Alloy.)

**I certify that the number of people in my household is \_\_\_\_\_.**

*Please note: the number of people in your household is also the number of people you expect to move into a unit at Alloy and includes both children and adults.*





## ALLOY

### CONDO SIZE YOU WISH TO PURCHASE:

Please check off the unit size you are applying for. There is a minimum of one person per bedroom so a one-person household cannot apply for a 2BR unit (unless the one person household has a disability and requires a reasonable accommodation for a second bedroom). A two-person household can apply for both a 1BR and a 2BR unit.

- 1 bedroom (homes at 80% AMI are \$152,618, homes at 110% AMI are \$215,802)
- 2 bedroom (homes at 80% AMI are \$177,298, homes at 110% AMI are \$250,073)

### MORTGAGE PRE-APPROVAL AND FIRST-TIME HOMEBUYER DOCUMENTATION.

The following two pieces of documentation are required for ALL households

CHECK HERE THAT YOUR MORTGAGE PRE-APPROVAL LETTER IS ATTACHED TO THIS APPLICATION and that it meets each and every one of the following standards for this affordable housing program:

- The pre-approval must be for a 30 year fixed rate mortgage.
- The pre-approval must show an interest rate or an interest rate-range.
- The pre-approval CANNOT be from an Internet banking site.
- The pre-approval CANNOT be subject to credit, employment, or asset verification.
- The buyer must provide a down payment of at least 3%
- Pre-approval does not include conditions.

If you do not have a lender, the lenders listed on pages 8-9 of the Information Packet have agreed to provide mortgage pre-approvals at no cost.

Head of Household Initial(s): \_\_\_\_\_

Other Adult Initial(s): \_\_\_\_\_

CHECK HERE THAT YOU HAVE ATTACHED EITHER:

(A) YOUR FIRST-TIME HOMEBUYER CERTIFICATE dated within the last 3 years OR

(B) PROOF OF CURRENT ENROLLMENT IN A FIRST-TIME HOMEBUYERS TRAINING CLASS and that proof must state that the class will be completed by Wednesday, January 9<sup>th</sup>, 2019. Verifications of enrollment may include proof of registration from the agency hosting the course, including the dates of the course, receipts and confirmation emails of payments for courses (especially as it pertains to online courses). The enrollment verification should also include the course end-date. If selected in the application, the applicant must provide a Certification of Completion once the course has ended.



# ALLOY

## HOMEOWNERSHIP (CIRCLE "YES" OR "NO")

Has anyone listed on this application owned a home in the past 3 years or does anyone on this application currently own a home? YES NO

If you answered NO, please move on to the next page.  
If you answered YES, please answer all the following questions.

---

To qualify as an age-qualified household, please answer the following question about the person that has owned a home in the past 3 years or who currently owns a home:

Are they age 55 or older? YES NO

---

To qualify as a displaced homemaker, please answer the following questions about the person that has owned a home in the past 3 years or currently owns a home:

Are they an adult? YES NO  
Have they owned a home only with a partner? YES NO  
While married did they not work full-time, full year in the labor force but worked primarily without remuneration to care for the home or family? YES NO  
Are they currently legally separated from a spouse? YES NO  
Has the home in question already been sold? YES NO

If you answered NO to the last two questions, you must finalize your separation and/or sell your home before you are eligible to purchase an affordable unit. **Please read the Information Packet for more details.**

---

To qualify as a single parent, please answer the following questions:

Do you have 1 or more child of whom you have custody or joint custody, or are you pregnant? YES NO  
Did you own a home with your partner or reside in a home owned by your partner? YES NO  
Has the home in question already been sold? YES NO  
Are you unmarried or legally separated from your spouse? YES NO

If you answered NO to the last two questions, you must finalize your separation and/or sell your home before you are eligible to purchase an affordable unit. **Please read the Information Packet for more details.**

Head of Household Initial(s): \_\_\_\_\_

Other Adult Initial(s): \_\_\_\_\_



# ALLOY

## REASONABLE ACCOMMODATION

Persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.

Does any member of the household have any accessibility or reasonable accommodation requests or changes in a unit or development or alternative ways we need to communicate with you? Any requests for a change can also be made later in the process, prior to occupancy.

Yes

No

If yes, please explain in the space provided here or write a signed statement and attach it:

## RELATED PARTY

Is any member of the household related to or employed by the developer, Federal Realty (FRIT)?

Yes

No

If yes, please explain the relationship in the space provided here:

## INSTRUCTIONS FOR COMPLETING THE FOLLOWING INCOME TABLE

Please complete the Income Table on the following two pages. After the lottery, you will be asked to attach supporting documentation in the form of the **six (6) most recent, consecutive pay stubs and/or income statements for all sources of income, the three (3) most recent and consecutive months of all asset statements including but not limited to savings, checking, stocks, bonds and retirement accounts, W-2 statements, 1099s and the three most recent federal income tax returns** (including all attachments and amendments) for each member of the household.

For the purpose of **income determination**, "**Household**" shall mean all persons whose names would appear on the mortgage and/or deed and also all persons who intend to occupy the housing unit as their permanent primary residence, even if they are not included on the mortgage. Legally married couples shall be considered part of the household, even if separated unless the applicant can provide a copy of a fully executed separation agreement AND leases/affidavits from both parties proving they live at separate addresses. The incomes of *all* household members will be included, with the exception of income from employment for household members under the age of 18 or any income over \$480/year of full-time students who are dependents (but please note that documentation of income for those dependents still needs to be supplied. The educational institution must also supply verification of their student status).

### **Please note:**

1. Gross income from current wages, salaries, tips, etc. is the full amount, before any deductions, and is the amount used to determine current annualized income.
2. For self-employed applicants- include the contract or job name, if any, in the space provided. You will be directed to all the additional documentation you will need to submit in **Section 2**.
3. "Interest Income" refers to any amount that you receive from any asset except for amounts drawn down from a retirement account or 401K as those go on the lines for "pension" or "retirement funds".
4. Income includes upcoming raises, bonuses and commission for the upcoming 12 months from the time of income certification.
5. If your income is very close to the limit take a close look at your income and consider asking your employer about any upcoming changes as the income certification will include SEB verifying your earned income with your employer.
6. The income limit is final. There are no exceptions to the income limit. Make sure to disclose the correct amount.





**ALLOY**

<b>Household Member Name</b>	<b>Source of Income</b>	<b>Current GROSS Monthly Income</b>
	Pension (list source)	
	Pension (list source)	
	Retirement Funds	
	Unemployment Compensation	
	Workman's Compensation	
	Severance Pay	
	Title IV/TANF	
	Full-Time Student Income (18 & Over Only)	
	Full-Time Student Income (18 & Over Only)	
	Periodic payments from family/friends & Recurring Gifts (i.e. rent assistance from family)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Other Income (name/source)	
	Other Income (name/source)	
	<b>Gross Monthly Household Income (GMHI)</b>	\$ _____ /month
<b>GMHI x 12 =</b> <b>Gross Annual Household Income</b> \$ _____ /year		



# ALLOY

IF THERE IS ANY INCOME OVER THE NEXT 12 MONTHS **NOT** REFLECTED IN THE TABLE ABOVE (SUCH AS END-OF-YEAR BONUSES, ANTICIPATED RAISES), PLEASE DETAIL THAT INCOME BELOW (EX: "JOHN DOE WILL RECEIVE A \$1,000 BONUS AT THE END OF THE CALENDAR YEAR")

--

Head of Household Initial(s): \_\_\_\_\_

Other Adult Initial(s): \_\_\_\_\_



## ALLOY ASSET TABLE

If a section doesn't apply, cross out or write NA. In the next section you will be directed to submit detailed bank/balance statements for EVERY ASSET listed here. If any household member has divested themselves of an asset for less than full and fair present cash value of the asset within two years prior to this application, the full and fair cash value of the asset at the time of its disposition must be listed below.

	Bank Name	Last 4 Digits of Acct Number	Amount	
Checking Accounts			Balance \$	
			Balance \$	
			Balance \$	
			Balance \$	
Savings Accounts			Balance \$	
			Balance \$	
			Balance \$	
			Balance \$	
Venmo/Paypal/ Cash Apps			Balance \$	
			Balance \$	
Trust Account			Balance \$	
Certificates (or CDs)			Balance \$	
			Balance \$	
			Balance \$	
Savings Bonds	Maturity Date:		Value \$	
	Maturity Date:		Value \$	
401k, IRA, Retirement Accounts (Net Cash Value)	Company Name:		Value \$	
	Company Name:		Value \$	
	Company Name:		Value \$	
	Company Name:		Value \$	
Mutual Funds	Name:	# of Shares:	Interest/ Dividends	Value
			\$	\$
			\$	\$
			\$	\$
Stocks			\$	\$
			\$	\$
			\$	\$
Bonds			\$	\$
			\$	\$
Cryptocurrency (Bitcoin, Litecoin, Ethereum, etc.)			\$	\$
			\$	\$
			\$	\$
Investment Property			Appraised Value \$	



# ALLOY

## REAL ESTATE

Do you, or anyone on this application, own any property or have owned property in the past 3 years?		<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you, or anyone on this application, entitled to receive any amount of money from the sale of any property? (currently or thru an upcoming court settlement)		<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If yes to either question, type of property:</i>		
Location of property:		\$
Appraised Market Value:		\$
Mortgage or outstanding loans balance due:		\$

Head of Household Initial(s): \_\_\_\_\_

Other Adult Initial(s): \_\_\_\_\_

**INITIAL HERE →** \_\_\_\_\_ **that you have read and understand the following statement:**

I/we understand that the mortgage pre-approval process should be my first step in documentation gathering as this entire process and program eligibility depends on my ability to eventually get a mortgage so I/we can purchase an income restricted affordable condo unit. I also understand that I/we should make copies of all the documentation I/we give to my bank as I/we may need copies to submit later in this process. I/we understand that I/we can go to any lender of my/our choosing as long as the pre-approvals abide by the above standards but it is strongly recommended that I/we talk to a lender that has familiarity with deed-restricted units as they will be more familiar with the process, mortgage requirements, and Deed Restrictions than a lender with no experience in affordable housing.





ALLOY

**You must now initial the statement above, and read, sign and date the next page.**

**You MUST attach a mortgage pre-approval with this application, as detailed on page 5.**

**If you are applying for any preference on page 3, you MUST submit the documentation described for that preference with this application if you wish to receive that preference.**



## ALLOY

Please read each item below carefully before you sign.

1. I/we hereby declare under pain and penalty of perjury that the information provided on every page of this application is true and correct. I/we understand that if any sources of income or assets are not disclosed on this application, or any information provided herein is not true and accurate, this application may be removed immediately from further consideration and I/we will no longer be allowed to purchase a unit.
2. I/we understand that this application will be incomplete if I/we do not sign and date this page and initial at all indicated points in the application.
3. The undersigned certify that none of the people listed in this application, or their families, have a financial interest in the development and none of the people listed in this application can be considered a Related Party to those with a financial interest.
4. The undersigned certify that the affordable unit will be undersigned's principal residence and the undersigned cannot reside in a home elsewhere while owning an affordable unit. I/we understand that the City of Somerville's Monitoring and Compliance team will be monitoring on an annual basis that this unit is my/our principal residence. I/we agree to cooperate with the annual monitoring and will supply documents in a timely manner.
5. I/we understand that this unit is deed restricted in perpetuity. I/we understand that, if and when I/we am interested in selling this unit, I/we must contact the City of Somerville's Housing Division and they will be calculating the maximum sales price to ensure this unit is affordable to households at the Area Median Income (AMI) limit that the unit is set for.
6. I/we understand that the Purchase and Sales Agreement for the unit to be occupied through the City of Somerville's Inclusionary Housing Program may be subject to cancellation if any of the information above is not true and accurate.
7. As the Restriction requires, I/we expressly agree to deliver the Foreclosure Notice and any other communications and disclosures made by the Lender pursuant to the Restriction to the City of Somerville's Housing Division. I/we agree to grant to the City or its designee the right and option to purchase the Affordable Unit upon receipt by the City of the Foreclosure Notice.
8. I/we understand that this is a preliminary application and the information provided **does not** guarantee housing.
9. I/we understand that any material change in the income or assets of my household that occurs after the submission of this application may make me ineligible to purchase an inclusionary unit. I understand that any changes to income or assets must be reported to SEB Housing.
10. I/we understand that Mortgage Co-signers are not permitted unless the co-signer is also a household member who will reside in the unit.
11. I/we acknowledge that if my email address is provided in this application, SEB Housing will correspond with me by email instead of postal mail unless I/we make a written request otherwise. I/we understand that any changes to my contact information must be reported to SEB Housing. I/we understand that I/we must check my/our junk folder to ensure emails from SEB Housing are not there.
12. I/we acknowledge that the determination of eligibility by SEB Housing is based upon the guidelines that govern the City of Somerville's Inclusionary Housing Program and, as such, barring any confirmed error verified through an appeal by SEB Housing in applying the guidelines and/or calculating income, the decision is final and I further agree to hold harmless SEB Housing from any claim(s) related to this application. I/we understand we have a right to appeal the income determination, and that we should notify SEB Housing within one (1) week of a negative decision that I/we wish to appeal the determination.
13. The undersigned give consent to the City of Somerville, SEB Housing LLC and Federal Realty or their assigns to verify the information provided in this application. The undersigned authorize the release of information necessary in determining income and assets from third-party references.



# ALLOY

\_\_\_\_\_  
Head of Household's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Head of Household's Signature

\_\_\_\_\_  
Date

**Submit complete application with first time homebuyer certification or verification of enrollment in a course, which will end by Wednesday January 9, 2019, a mortgage pre-approval letter and if applying for preference, all required preference documentation by the date on the cover page to:**

Mail: SEB Housing  
Re: Alloy  
257 Hillside Ave  
Needham, MA 02494  
SEB is open M-F 10 am to 4 pm

OR

**Somerville drop box:**  
City Hall Annex on the 1<sup>st</sup> Floor  
50 Evergreen Ave, Somerville (front entrance)  
Mon-Wed 8:30-4:30, Thurs 8:30-7:30  
Fr 8:30-12:30

OR

Scan/Email: [info@sebhousing.com](mailto:info@sebhousing.com)

OR

Fax: 617-782-4500

*If faxing or scanning, be sure to transmit both sides of double-sided pages*

This development does not discriminate in the selection of applicants on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.



**ALLOY**  
**DISCLOSURE STATEMENT**  
**Deed-Restricted Home Ownership Units**

This opportunity to purchase an income-restricted unit at a significant discount is being offered through the Somerville's Inclusionary Housing Program. This requires that the unit remain affordable for future buyers.

If you are selected to purchase this unit, you will sign a "Deed Rider", which describes the restrictions on the unit and your responsibilities. These restrictions will remain with the unit and will apply to you and all subsequent owners.

The following is an overview of the most important aspects of the Deed Rider and is meant for informational purposes only. If selected, you are strongly encouraged to seek legal advice and review the total document.

\* **Principal Residence:** The property/unit must be used as your principal residence. The Housing Division's Monitoring and Compliance team will conduct monitoring and owners will be required to submit documentation on an annual basis to verify this.

\* **Leasing and Refinancing:** Expressed written consent must be obtained from the City of Somerville OSPCD, Housing Division's Compliance and Monitoring team prior to refinancing your loan. The property cannot be leased, nor used for short term rentals with or without a lease, no exceptions.

\* **Notice to the City of Somerville when selling your home/unit:** When you want to sell your home, you must contact the City of Somerville, OSPCD Housing Division. You must submit written intent to sell and provide current documentation of fees associated with the unit. OSPCD will calculate the Maximum Sale Price using the formula set forth within in the Restriction and Deed Rider, as may be amended from time to time. In all cases, the buyer must meet income and asset criteria and the City must certify their income and eligibility. The buyer must also be a first time homebuyer.

Execution at Time of Application for Deed-Restricted Housing  
(please print and sign your name below)

\_\_\_\_\_  
Head of Household Printed Name

\_\_\_\_\_  
Head of Household Signature

\_\_\_\_\_  
Co-Head of Household Printed Name

\_\_\_\_\_  
Co-Head of Household Signature

Dated: \_\_\_\_\_

