MCO HOUSING SERVICES
your resource for Affordable Housing

AFFORDABLE RESALE
Single Family Home
1012 North Main Street
Leominster MA 01453

Attached is the information you requested regarding the
Four Bedroom Single Family
Sale Price: $399,500

Unit Availability: First Come First Serve

(Applications will <u>not</u> be accepted via email)

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

Please *<u>MAIL</u>* 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
<u>DELIVER To</u>:
206 Ayer Road
Harvard MA 01451
During Business Hours
Monday thru Friday 9AM - 5PM

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AFFORDABLE RESALE

Single Family Home
1012 North Main Street
Leominster MA 01453

Sale Price: $399,500

Unit Information	
# of Bedrooms:	4
# of Bathrooms:	2
Parking:	Surface
Year Built:	1950
Sq. Ft.:	1144
Heat:	Gas
Appliances:	Dishwasher, Range, Microwave
Estimated Annual T Taxes:	$5,201 / Year

Eligibility Criteria	***# of People***	***Limit***
1. Income Limits	1	$101,406
	2	$115,913
	3	$130,419
	4	$144,856
	5	$156,475
	6	$168,094
2. Asset Limit @ $75,000		
3. Must be first time homebuyer (exceptions may apply)		

Please go to ***www.mcohousingservices.com*** for more info and to download the application.

Great Commuter Location

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

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- This affordable Housing opportunity is offered by the Liabilities to Asset Program. NewVue Liabilities to Asset Inc. is the monitoring agency.

- This property was part of an urban redevelopment project managed by NewVue to renovate properties with a grant from the affordable housing Trust Fund.

- This property is one of several with a restricted covenant which is applied to the property for the course of Seven Years. The covenant was implemented for this property in June of 2023. Please refer to the 'Affordable Housing Covenant' for details about this resale.

- This property is being marketed to folks in the 110% of the AMI and applies to all the standard first time home buyer criteria we use to qualify buyers today.

- MCO Housing Services is the designated monitoring agent for the purpose of marketing and selling this home to an eligible family.

Once you have submitted an application for this property we will send you the affordable covenant documentation.

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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:

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Harvard, MA 01451

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Date Received: _____

BUYER APPLICATION

LEOMINSTER 1012 North Main 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.)

Household 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 _____

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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 Dependent
White	_____	_____	_____
African American	_____	_____	_____
Hispanic/Latino	_____	_____	_____
Asian or Pacific Islander	_____	_____	_____
Native American of Alaskan I	_____	_____	_____
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:

House-hold Size	1	2	3	4	5	6
Max Income Limits	$101,406	$115,913	$130,419	$144,856	$156,475	$168,094

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

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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:

House-hold Size	1	2	3	4	5	6
Max Income Limits	$101,406	$115,913	$130,419	$144,856	$156,475	$168,094

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

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