

SALE OF AN AFFORDABLE ONE-BEDROOM CONDOMINIUM (LOTTERY)

(638 sq. ft.) ("As is condition") – 1 parking space (# 69)

**24 Juniper Street, Unit # 71, Brookline, MA
Juniper Gardens Condominiums**



Application package available at:

- at <http://www.brooklinema.gov/231/Affordable-Housing-Opportunities> --
- Town Hall, 333 Washington Street, Room 309 – Email: dguzman@brooklinema.gov
- by calling (617) 730-2091 – Leave a message with your name, address and phone number

For more information:
David Guzman, Housing Planner
MA Real Estate License # - 9561302
(p) 617-730-2091
(e) dguzman@brooklinema.gov

It is unlawful to discriminate against any person 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.



INCOME AND OCCUPANCY REQUIREMENTS

This unit will be offered as follows, only to a “first time homebuyer”¹ drawn in a lottery, who meets the following income and occupancy qualifications:

Number of Persons in Household ³	Maximum Income	Discounted Affordable Price	<u>Estimated Monthly</u> Real Estate Taxes and Condo Fees ²
1	\$ 67,400	\$161,939. ⁰⁰	R.E. Taxes \$13 Condo Fee \$302
2	\$ 77,000		

- ¹ With few exceptions, applicant(s) should not have had an ownership interest in residential property within the past 3 years.
- ² Monthly real estate taxes and condominium fee are FY2021 estimates and are subject to change.
- ³ Household size eligibility requirements will be determined by program preferences, State Sanitary code guidelines, and lottery selection outcome.

HOW TO APPLY

1. Qualified household must complete a Preliminary Application
(Included in the Application Package on page 3)
2. Applicants must pre-qualify for a 30-year, fixed interest loan in advance of submitting an Application (**A prequalification letter must accompany your application, and must reflect a 30-year fixed-interest loan and loan to value ratio (LTV) of less than or equal to 97% and a monthly housing debt ratio of no greater than 38%, assuming the monthly costs shown above.**)

The application and the mortgage pre-qualification letter must be mailed to or dropped off at:

Town of Brookline, MA
Department of Planning and Community Development
Attn: Housing Lottery
333 Washington Street, Room 309
Brookline, MA 02445

Each applicant who, on the basis of the information provided on the Preliminary Application, appears to qualify, will be included in a lottery. Successful applicants will be given the opportunity to document their household eligibility, qualification for financing and cash for closing, and to review condominium documents and long-term affordability covenants. The successful applicant must be a ready buyer.

**APPLICATION DEADLINE: 12 pm – Wednesday, July 15th, 2020
for inclusion in lottery.**

LOTTERY: Wednesday, August 15, 2020 at 6:00pm. Brookline Town Hall, Room 310.

APPLICATION ON NEXT PAGE