



SALE OF AN AFFORDABLE TWO-BEDROOM CONDOMINIUM (BY LOTTERY)

**8 Juniper Street, Brookline, MA
UNIT # 23 (759 sq. ft.) (“as is condition”)**

Located in close proximity to Brookline Village and within walking distance of the MBTA “B” & “C” Green Lines

NOTE: All questions should be directed to the Town of Brookline, Housing Division, David Guzman, Housing Planner: (617) 730-2091 or dguzman@brooklinema.gov

These units will be offered as follows, only to a “first time homebuyer”¹ who meets the following qualifications:

Number of Persons in Household	Maximum Income	Discounted Affordable Price	Estimated Monthly Real Estate Taxes and Condo Fees ²
1	\$ 67,400	\$204,433	RE Taxes \$15 Condo Fee \$357 ³
2	\$ 77,000		
3	\$ 86,650		

- ¹ With few exceptions, applicant(s) should not have had an ownership interest in residential property within the past 3 years.
- ² Estimates, subject to change.
- ³ Condo Fees include heat, water, electricity in common areas, and seasonal maintenance.

Household size eligibility requirements will be determined by program preferences and lottery selection outcome.

Resale restrictions will apply in order to maintain affordability for subsequent buyers.

Applicants must pre-qualify for a 30-year, fixed interest loan in advance of submitting a Preliminary Application, in order to confirm good credit and sufficient income and cash to qualify for the purchase.

(A prequalification letter must accompany your application, and must reflect a 30-year fixed-interest loan and a monthly housing debt ratio of no greater than 33%, assuming the monthly costs shown above.)

Qualified households must complete a Preliminary Application available

-- on the back of this sheet --

-- at <http://www.brooklinema.gov/231/Affordable-Housing-Opportunities> --

-- email dguzman@brooklinema.gov your name, address and phone, an application will be sent by mail - -

-- by calling (617) 730-2091 --

and, along with your mortgage pre-qualification letter

mail to:

Housing Lottery, c/o Department of Planning and Community Development
333 Washington Street, Room 309, Brookline, MA 02445

or via email to: dguzman@brooklinema.gov

Applications must be received in our offices no later than:

12 noon on Friday, February 19, 2021 for inclusion in lottery.

Lottery: Wednesday, March 3, 2021 – 6:30 PM Zoom

Each applicant who, on the basis of the information provided on the Preliminary Application, appears to qualify, will be included in a lottery. Applicants with the greatest likelihood of being housed, based upon lottery number, 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 prepared to purchase as soon as possible.

For timely notification of future affordable housing opportunities, sign onto the Brookline Affordable Housing E-mail List at <http://www.brooklinema.gov/231/Affordable-Housing-Opportunities>

It is unlawful to discriminate against any person because of race, color, religion, familial status, age, sex, sexual orientation, disability, veteran’s status, national origin or ancestry.



Application on reverse side

Preliminary Application

Sale of an Affordable 1-bedroom condominium at 8 Juniper Street #23, Brookline

Prior to completing this application please read the Eligibility Criteria & Application Process attachment
Please print clearly

A. Name of Head of Household: _____
last first middle initial

B. Address: _____
number & street city/town zip code

C. Telephone (with area code): _____
home daytime contact (work/cell/other)

D. Email Address: _____

E. Gross Household Income: \$_____ For all household members 18 years of age & older, include gross income from employment, including overtime, bonuses & commissions; pensions; annuities; dividends; interest on assets; social security; social security supplement; alimony & child support; veterans' benefits; unemployment & disability compensation; welfare assistance; regular gifts; etc.. (Exclude from income student financial assistance; foster child/adult payments; reimbursements of medical expenses; earnings over \$480 of full-time student over 18 except if student is household head & spouse; temporary, non-recurring or sporadic income or gifts.)

F. What are your total family assets? \$_____ Include, for example, the current value of all savings, checking & investment accounts (including retirement & educational accounts), real estate, investment property etc., but exclude automobile(s) & other personal property.

G. What mortgage amount have you been pre-qualified for? \$_____

Name of lending institution: _____ Date of pre-qualification (no more than 90 days ago) _____ Please attach copy.

H. Have you or any member of your household owned a home or residential property during the past 3 years? _____
yes/no

I. Please check which of these applies to your household. (Your response is voluntary): Native American or Alaskan Native
 Asian or Pacific Islander Black Hispanic Cape Verdean Caucasian/White

J. List all permanent members of your household, starting with head, who will live with you at this address:
 (Household size eligibility requirements will be determined by program preferences and lottery selection outcome.)

name:	first	last	relationship to head of household	age	current status – employed, retired, homemaker, student, etc.
1.			head		
2.					
3.					

K. Certification: I certify the above information and attachments are true to the best of my knowledge and understand that I will be accepted or rejected for inclusion in a lottery on the basis of that information. I understand that if I am selected as a high-ranking applicant;

- all of the above statements will be verified, and the intentional falsification of any information will result in the rejection of my application. In addition, inaccurate information may jeopardize my opportunity to qualify for the lottery;
- I will have to attend an orientation session and immediately submit a final application, including complete copies of 2018, 2019 & 2020 IRS 1040 forms with all schedules, W-2's, eight most recent pay stubs, six months of bank statements and other relevant documentation required by DHCD;
- If I purchase the unit, I must live in the unit; when I move, the price of my unit and the process for selling it will be restricted by DHCD in order to keep the unit affordable to future income-eligible buyers; and
- the Town reserves the right to determine final eligibility on the basis of acceptable financing, housing ratio and total debt ratio.

I have been provided a copy of the Eligibility Criteria & Application Process, and have had the opportunity to review and understand the eligibility requirements and agree to the terms and conditions as stated therein.

Applicant's signature date

received on:	prelim-eligible:	reviewed by:	notification:	app. no.:	Lot. No.
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**APPLICATION, WITH MORTGAGE PRE-QUALIFICATION LETTER, MUST BE RECEIVED IN OUR OFFICES
 NO LATER THAN 12:00 NOON, Friday, February 19, 2021 FOR INCLUSION IN LOTTERY.**

Lottery: Wednesday, March 3, 2021 – 6:30 PM Zoom

Mail to: Housing Lottery, c/o Dept. of Planning and Community Development, Housing Division, 333 Washington Street, Room 309, Brookline, MA 02445



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