

Habitat Homeownership Program Application Cover Sheet & Checklist Application deadline: Monday, July 8, 2024 by 1pm

** This application is also available to submit online at habitatcd.org**

Applicant's Name:

Co-applicant's Name (optional):

SECTION 1. Self-Assessment

I am a first-time homebuyer	□ YES	□ NO
I have reviewed the attached income guidelines (shown on page 4) and I believe that my household income is eligible		
I have proof of steady income (pay stubs, W2s, etc)	□ YES	□ NO
I have a satisfactory credit history of on-time payments	□ YES	
I have at least \$1,000 in a separate, established savings account	□ YES	
I have no accounts in collection, no charge-offs, no unsatisfied public records and have had no bankruptcies in the last 4 years		
I am legal permanent resident or citizen of the US and have lived or worked	□ YES	
in Albany, Rensselaer or southern Saratoga county for at least the past year		

Signature

If you answered NO to <u>any</u> of the above questions, you may not be eligible to purchase a Habitat for Humanity home at this time. You are welcome to apply now and/or in the future.

SECTION 2. To be considered complete, applications must include ALL of the following:

Please note, applications that are incomplete by the application deadline will not be considered.

- \Box Completed, signed application
- □ Copy of most recent two months' pay stub or proof of income
- \square 2023 Tax return and W2 or a letter stating if any why you did not file.
- $\hfill\square$ Two most recent months of bank statements

Please do not include original documents, as your application will not be returned to you.

Submit your application to:

Habitat for Humanity Capital District 207 Sheridan Avenue, Albany, NY 12210

OR complete online at www.habitatcd.org

SECTION 3. Please indicate which home(s) you are applying to purchase.

This is an application to Habitat for Humanity Capital District's homeownership program for the belowlisted properties. These are the only properties for which your application will be reviewed. To apply to purchase a different home, you will need to submit a separate application when it becomes available.

Please see floor plan insert to get a better idea of the layout and room sizes.

185-167, left to right. Exterior finishings are subject to change and for illustration purposes only.



Check left-most box to indicate the address/es you are applying to.

185 Orange	3BR, 1.5 bath	\$156,768
183 Orange (visitable)	3BR, 2 bath	\$165,768
181 Orange	3BR, 1.5 bath	\$156,768
179 Orange	4BR, 1.5 bath	\$165,768
177 Orange	4BR, 1.5 bath	\$165,768
175 Orange	4BR, 1.5 bath	\$165,768
173 Orange	3BR, 1.5 bath	\$156,768
171 Orange	4BR, 1.5 bath	\$165,768
169 Orange	3BR, 1.5 bath	\$156,768
167 Orange (visitable)	3BR, 2 bath	\$165,768

SECTION 4. Application process and instructions

- 1. <u>Habitat program review.</u> Submit complete application for Habitat program review. All applications are assigned a lottery number. During this stage, someone from Habitat may reach out to you for additional information. All information is due by the application deadline.
- Mortgage pre-qualification. If your application passes program review, you will be asked to
 obtain a pre-qualification letter from a responsible lender for an affordable mortgage. Program
 qualified applicants will be given more information in their decision notice.
- 3. **<u>Random assignment.</u>** After applications are closed, qualified applicants will be matched at random with a house they have applied for, and an official offer will be made.



Homeownership with Habitat

Program description

Habitat builds new homes and rehabilitates vacant homes for first-time homebuyers to purchase. We work with our homebuyers to secure an affordable loan through a responsible local mortgage provider. The typical housing payment for a single-family Habitat home is between \$900 and \$1,200 a month. We provide pre-purchase counseling and support services for our homebuyers to make sure they will be successful in their new home.

Affording an affordable home

Habitat homebuyers must qualify for an approved mortgage product. Applicants who pass the program review stage of the application process will be given additional information on obtaining a pre-qualification letter from a lender.

You will be required to take homeownership counselling with a HUD-approved agency, where you will learn about more grants available to help you purchase your home. For Black homebuyers in our program, we are also able to provide direct access to the Reparative Housing Justice Fund grant (up to \$10k for homes in Albany and up to \$5k for homes outside Albany).

House design and location

Habitat typically builds single- or two-family townhomes with an open kitchen/dining/living floor plan on the first floor and 3 - 4 bedrooms upstairs. Most homes have 1.5 bathrooms. These homes will be ENERGY STAR certified. If your application is approved, you will have the opportunity to purchase a home that is appropriate for the size and composition of your household. Habitat does not build custom homes.

We do not offer home repairs for owner- or renter-occupied homes, nor do we provide grants for housing or home repairs. Habitat does not own or manage any rental properties.

Long-term affordability

These homes are sold with deed restrictions to preserve the subsidy provided from public and private funds in order to create affordable homeownership opportunities. Please review the posted sample documents and consult an attorney for clarification. The deed restricts last the length of a typical mortgage - 30 years - and require the home be owner-occupied during that time, and, if resold, sold to another low-to-moderate income household.



Qualification criteria

In need of better housing

- <u>Be a first-time homebuyer</u>
- Earn 50%-80% of the Area Median Income (AMI) (see below)
- Be currently living in overcrowded, substandard, public or unaffordable housing; and/or unable to qualify for a conventional mortgage

Able to pay an affordable mortgage

- Proof of <u>steady income</u>
- Have satisfactory credit history (minimum ~ 600+ score or higher), with no accounts in collection, no late payments in recent history, no chargeoffs, no unsatisfied public records, & no bankruptcies in the last 4 years.
- Have at least \$1,000 in savings
- Provide a \$500 deposit

Living or working in our service area

 Be a legal permanent resident or citizen of the U.S. & <u>have lived or worked in</u> <u>Albany, Rensselaer or southern</u> <u>Saratoga County for at least the past</u> <u>year</u>.

Willing to partner with Habitat

- Complete 100 partnership hours
- Complete required financial education and homebuyer preparation courses
- Complete all required partnership milestones by assigned deadlines

Household size	Minimum annual income	Maximum annual income			
1	\$41,250	\$66,000			
2	\$47,150	\$75,500			
3	\$53,050	\$84,850			
4	\$58,900	\$94,250			
5	\$63,650	\$101,800			
6	\$68,350	\$109,350			
HUD's 2024 guidelines for Albany-Schenectady-Troy					

Please note: Your approval is based on your unique circumstance, which means that Habitat and our banking partner will review your household size, annual income, credit history and other debts that you have (credit card, car payments, student loan) to determine whether you qualify to purchase this Habitat home. The income chart above does not alone indicate whether you will qualify.



Habitat for Humanity follows a nondiscriminatory policy of family selection. We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.



Habitat Homeownership Program

Habitat for Humanity Capital District 207 Sheridan Avenue Albany, NY 12210

Complete applications are due by Monday, July 8, 2024 by 1pm



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

Dear Applicant: Please complete this application for the Habitat for Humanity homeownership program truthfully, completely and accurately. All information you include on this application will be maintained in accordance with our privacy policy. Please be advised that applications that are not fully filled out or are submitted with required supporting documents will be considered incomplete, and will therefore be denied. A complete application is necessary to fairly review applicants.

1A. APPLICANT INFORMATION					
Applicant	Co-applicant				
Applicant's name:	Co-applicant's name:				
Social Security number	Social Security number				
Cell phone ()	Cell phone ()				
Email address	Email Address				
Age Date of birth (mm/dd/yyyy)	Age Date of birth (mm/dd/yyyy)				
☐ Married ☐ Separated ☐ Unmarried (single, divorced, widowed, civil union, domestic partnership, registered reciprocal beneficiary relationship) (Fill out Section 14.)	☐ Married ☐ Separated ☐ Unmarried (single, divorced, widowed, civil union, domestic partnership, registered reciprocal beneficiary relationship) (Fill out Section 14.)				
Dependents and others who will live with you:	Dependents and others who will live with you (not listed by co-applicant):				
Name Birthdate Full time Part time					
Present address (street, city, state, ZIP code):	Present address (street, city, state, ZIP code):				
Number of years:	Number of years:				
If you have lived at your present address for less than two years, o	complete the following, for all addresses during the past two years:				
Previous address(es) (street, city, state, ZIP code):	Previous address(es) (street, city, state, ZIP code): Own Rent				
 Number of years:	Number of years:				
FOR OFFICE USE ONLY - D	O NOT WRITE IN THIS SPACE				
Date received:	Application number:				
Date of notice of incomplete application letter:	Received by:				
Date of adverse action letter:	Review date:				

1B. MILITARY SERVICE
Did you (or your deceased spouse) serve, or are you currently serving, in the United States Armed Forces?
(Army, Marine Corps, Navy, Air Force, Space Force, Coast Guard, Reserve or National Guard) 🛛 Yes 🔲 No
If yes, check all that apply:
Currently serving on active duty with projected expiration date of service/tour/ (mm/dd/yyyy)
Discharged (if yes, circle one): Honorable General Other
Only period of service was as a non-activated member of the Reserve or National Guard
Surviving spouse
Is anyone else in your household serving, or did they serve, in the United States Armed Forces? 🛛 Yes 🗍 No
If yes, check all that apply:
Currently serving on active duty with projected expiration date of service/tour/ (mm/dd/yyyy)
Currently retired, discharged, or separated from service
Only period of service was as a non-activated member of the Reserve or National Guard

2. WILLINGNESS TO PARTNER

To be considered for the Habitat homeownership program, you and your	I AM WILLING TO COMPLE	ETE THE R	EQUIRED
household members must be willing to complete 100 hours each of	PARTNERSHIP HOURS:		
partnership hours, which may include hours spent helping to build your		Yes	No
home and the homes of others, attending homeownership classes, and/or	Applicant		
other approved activities.	Co-applicant		

3. PRESENT HOUSING CONDITIONS									
Currently, are you:	□ Rent-free	🗆 Own							
Number of bedrooms (please circle):	1 2	3	4	5					
If you pay rent, what is your monthly payment?									
In the space below, please describe why you wish to partner with us to purchase a Habitat home. What are your current housing conditions like, and what difference would buying a Habitat house make for you/your household?									

4. EMPLOYMENT INFORMATION					
Applicant			Co-a	pplicant	
🗆 Do	es not apply.		Do	es not apply.	
Name and address of CURRENT employer: Start date (mm/yyyy):		Name and address of CURRENT en	nployer:	Start date (mm/yyyy):	
Annual (gross) wag \$		Annual (gross) wages: \$			Annual (gross) wages: \$
Type of work:	Your title/position:		Type of work:	Your title/	position:
	If working at o	current job less than one	year, complete the following information	ation.	
Name and address of PREVIOUS e	mployer:	Years on this job:	Name and address of PREVIOUS employer: Years or		Years on this job:
Annual (gross) wages: \$					Annual (gross) wages: \$
Type of work:	ype of work: Your title/position: Type			Your title/	position:
 Check if you are the business owner or are self-employed. I have an ownership share of less than 25%. I have an ownership share of 25% or more. Monthly income (or loss) \$ 				applicants w additional do	DTE: Self-employed ill be required to provide ocuments such as tax financial statements.

		5. MONTHLY INCOME		
Income source	Applicant	Co-applicant	Other adults in household	Total
Salary/wages (gross)				
Social Security				
Housing voucher				
Child support				
Disability				
Separate maintenance				
Unemployment benefits				
Other:				
Other:				
Other:				
Total	\$	\$	\$	\$

HOUSEHOLD MEMBERS WHOSE INCOME IS LISTED ABOVE									
Name	Income source When did they start making this income? For next 2 years?								

6. SOURCE OF DOWN PAYMENT AND CLOSING COSTS

Where will you get the money to make the down payment or pay for closing costs (for example, savings or gifts from family member; any grants for which you have or intend to apply)?

		7. ASSETS		
Type of asset (e.g. checking, savings, joint account, retirement)	Location (bank/credit union name)	Account number	Current balance	

8. LIABILITIES AND EXPENSES						
TO WHOM DO YOU OWE MONEY?	Аррі	licant	Co-applicant			
Account	Monthly payment	Unpaid balance	Monthly payment	Unpaid balance		
Auto loan	\$	\$	\$	\$		
Child support	\$	\$	\$	\$		
Lease (e.g., furniture, appliances — includes rent-to-own)	\$	\$	\$	\$		
Alimony/separate maintenance	\$	\$	\$	\$		
Installment (e.g., personal loan)	\$	\$	\$	\$		
Revolving (e.g., credit cards)	\$	\$	\$	\$		
Student loan debt	\$	\$	\$	\$		
Open 30 days (balance paid monthly, e.g., travel card)	\$	\$	\$	\$		
Medical debt	\$	\$	\$	\$		
Other	\$	\$	\$	\$		
Other	\$	\$	\$	\$		
Total	\$	\$	\$	\$		

MONTHLY EXPENSES			
Account	Applicant	Co-applicant	Total
Rent	\$	\$	\$
Utilities (electricity, water, gas)	\$	\$	\$
Insurance (rental, car, health, etc.)	\$	\$	\$
Child care	\$	\$	\$
Internet service	\$	\$	\$
Cell phone	\$	\$	\$

Total	\$ \$	\$
Other	\$ \$	\$
Other	\$ \$	\$
Entertainment	\$ \$	\$
Food and essential supplies	\$ \$	\$
Transportation expense (gas, bus pass, vehicle upkeep, etc.)	\$ \$	\$
Union dues	\$ \$	\$
Business expenses	\$ \$	\$
Land line	\$ \$	\$

10. DECLARATIONS			
Please check the box beside the word that best answers the following questions for you and the co-applicant.	Applicant	Co-applicant	
a. Are there any outstanding judgments because of a court decision against you?	🗆 Yes 🗆 No	🗆 Yes 🗆 No	
b. Have you declared bankruptcy within the past seven years? If YES, identify the type(s) of bankruptcy: Chapter 7 Chapter 11 Chapter 12 Chapter 13	🗆 Yes 🗆 No	□ Yes □ No	
c. Have you had any property foreclosed upon in the past seven years?	🗆 Yes 🗆 No	🗆 Yes 🗆 No	
d. Are you party to a lawsuit in which you potentially have any personal financial liability?		🗆 Yes 🗆 No	
e. Have you conveyed title to any property in lieu of foreclosure or completed a pre-foreclosure sale or short sale (where the lender agreed to accept less than the outstanding mortgage balance due) within the past seven years?		🗆 Yes 🗌 No	
f. Are you currently delinquent or in default on any federal debt or any other loan, mortgage financial obligation or loan guarantee?		🗆 Yes 🗆 No	
g. Are you a co-signer or guarantor on any debt of loan that is not disclosed on this application?		🗆 Yes 🗆 No	
h. Are you a U.S. citizen or permanent resident?		□ Yes □ No	
Note: If you answered "yes" to any question a through g, or "no" to Question h, please explain on a separate piece of paper.			

11. AUTHORIZATION, AGREEMENT AND RELEASE

I understand that by filing this application, I am authorizing Habitat for Humanity to evaluate my actual need for the Habitat homeownership program, my ability to repay an affordable loan and other expenses of homeownership, and my willingness to be a partner through sweat equity and otherwise according to Habitat for Humanity policy. I understand that the evaluation will include a credit check and employment verification (if applicable). I have answered all the questions on this application truthfully and accurately, and if any of the information provided changes after I submit this application, I will supplement this application, as applicable. I understand that if I have not answered the questions truthfully, accurately or completely, or fail to supplement this application as necessary to maintain its accuracy and completeness, my application may be denied, and that even if I have already been selected to receive a Habitat home, I may be disqualified from the program and forfeit any rights or claims to a Habitat home. The original or a copy of this application, "I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable federal and/or state electronic transaction laws. I intend to sign and have signed this application either using my: (a) electronic signature or (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.

I also understand that Habitat for Humanity screens all applicants on the sex offender registry. By completing this application, I am submitting myself to such an inquiry. I further understand that by completing this application, I am submitting myself to a criminal background check.

Applicant signature	Date	Co-applicant signature	Date
X		X	

PLEASE NOTE: If more space is needed to complete any part of this application, please use a separate sheet of paper and attach it to this application. Please mark your additional comments with "A" for applicant or "C" for co-applicant.

12. DEMOGRAPHIC INFORMATION

PLEASE READ THIS STATEMENT BEFORE COMPLETING THE BOX BELOW:

The purpose of collecting this information is to help ensure that all applicants are being treated fairly, that the housing needs of communities and neighborhoods are being fulfilled, and to otherwise evaluate our programs and report to our funders. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex and race) in order to monitor our compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to provide this information but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." The law provides that we may not discriminate on the basis of this information or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, federal regulations require us to note your ethnicity, sex and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Applicant	Co-applicant
Ethnicity (check one or more): Hispanic or Latino Hispanic or Latino Other Hispanic or Latino – Origin: For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. Not Hispanic or Latino I do not wish to provide this information	Ethnicity (check one or more): Hispanic or Latino Mexican Puerto Rican Other Hispanic or Latino – Origin: For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on. Not Hispanic or Latino I do not wish to provide this information
Sex:	Sex:
Race (check one or more):	Race (check one or more):
American Indian or Alaska Native — Name of enrolled or principal tribe:	American Indian or Alaska Native — Name of enrolled or principal tribe:
 □ Asian □ Asian Indian □ Chinese □ Filipino □ Japanese □ Korean □ Vietnamese □ Other Asian — race: For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on. 	 □ Asian □ Asian Indian □ Chinese □ Filipino □ Japanese □ Korean □ Vietnamese □ Other Asian — race: For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.
□ Black or African American	□ Black or African American
 Native Hawaiian or Other Pacific Islander Native Hawaiian Guamanian or Chamorro Samoan Other Pacific Islander — race: For example: Fijian, Tongan, and so on. 	 Native Hawaiian or Other Pacific Islander Native Hawaiian Guamanian or Chamorro Samoan Other Pacific Islander — race: For example: Fijian, Tongan, and so on.
U White	U White
□ I do not wish to provide this information	□ I do not wish to provide this information

To be completed only by the person conducting the interview				
Was the ethnicity of the Borrower collected on the Borrower collected on the b Was the sex of the Borrower collected on the b Was the race of the Borrower collected on the b	asis of visual observation or surname?	□ Yes □ Yes □ Yes	□ No □ No □ No	
This application was taken by: Interviewer's name (print or type) □ Face-to-face interview (included electronic				Interviewer's phone number
media w/video component)	Interviewer's signature			Date

Equal Credit Opportunity Act Notice

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status or age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that monitors compliance with this law concerning this company is the Federal Trade Commission, Federal Trade Commission, Equal Credit Opportunity, 600 Pennsylvania Ave, Washington, DC 20580.

You need not disclose income from alimony, child support or separate maintenance payment if you choose not to do so. However, because we operate a Special Purpose Credit Program, we may request and require, in order to determine an applicant's eligibility for the program and the affordable mortgage amount, information regarding the applicant's marital status; alimony, child support and separate maintenance income; and the spouse's financial resources.

Accordingly, if you receive income from these sources and do not provide this information with your application, your application will be considered incomplete, and we will be unable to invite you to participate in the Habitat program.

Applicant(s):

x	X
Print name:	Print name:
Date:	Date: