

**14 LARCH ROAD
AFFORDABLE HOUSING
LOTTERY APPLICATION**



**EQUAL HOUSING
OPPORTUNITY**

PROJECT DESCRIPTION

The Town of Georgetown Affordable Housing Trust (AHT) is providing this affordable sale opportunity under the State’s Local Action Units program (LAU). LAU’s reflect a program component that gives communities the opportunity to include housing units on the state’s Subsidized Housing Inventory (SHI) that were allowed without a Comprehensive Permit but which meet LIP criteria.

The Trust purchased the unit for the purposes of providing an affordable home ownership opportunity. The initial sale opportunity will be offered through a lottery process. The property includes 2 bedrooms, 1 bath, and approximately 925 square feet of living area. The unit will be sold to a qualifying applicant with income at or below 80% of the area median income as a Local Action Unit under the Executive Office of Housing and Livable Communities (EOHLC) Local Initiative Program.

The initial sale price is \$223,900.

The Trust will be sponsoring an application process and lottery to rank the eligible applicants for the program. L.A. Associates, Inc., as Lottery Agent, will manage the outreach and marketing and will conduct the lottery. The application and lottery process, as well as the eligibility requirements, are described in this plan.

Marketing and resident selection shall be in accordance with and adhere to all state fair housing laws. The Trust and its representatives do not discriminate based on race, color, disability, religion, sex, familial status, sexual orientation, national origin, genetic information, ancestry, children, marital status, or public assistance reciprocity. Persons with disabilities are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the persons with disabilities equal opportunity to use and enjoy the housing.

IMPORTANT DATES & MEETING ACCESS

The Information Meeting and the Lottery will be held via Zoom. Following are the details for each:

Information Meeting: April 24, 2024 @ 6 pm

Meeting ID: 839 4678 0503, Passcode: 547999

OPEN HOUSE: Saturday, April 27, 2024 from 11 am – 1 pm.

Lottery: June 5, 2024 @ 6 pm

Meeting ID: 854 7728 0745, Passcode: 764696

The application deadline is **May 29, 2024** by 5:00 pm.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

APPLICATIONS

Applications will be available via email or USPS mail from, **and must be returned to:**

Lottery Agent: Kristen Costa, L.A. Associates, Inc., 11 Middlesex Ave., Suite 5, Wilmington, MA 01887

(978) 758-0197 kristcosta@laassoc.com

Applications will also be available for pickup at Georgetown Town Hall, One Library Street & Georgetown Peabody Library, 2 Maple Street.

Applications can also be downloaded at the following websites:

L.A. Associates: www.laassoc.com

The state affordable housing: www.mymasshome.org

ELIGIBILITY AND PREFERENCES

INCOME

Income eligibility is governed by the rules and standards employed by the Department of Housing and Urban Development (“HUD”) in the selection of income-eligible buyers for publicly subsidized housing. The provisions of this section are intended to complement and not to override or supersede any applicable fair marketing regulations of EOHLC the Massachusetts Commission against Discrimination, or any municipal regulation with jurisdiction and like purpose, and to provide low and/or moderate income housing.

The applicant household income is required to be at or less than **80%** of the Lawrence, MA-NH HUD Metro FMR Area Median Income (AMI) as published by HUD for total Gross Annual Household Income. Gross Annual Household Income includes all wages prior to any deductions from all adult household members. The following 2023 household income limits will be used:

1-person \$66,300, 2-person \$75,750, 3-person \$85,200, 4-person \$94,650, 5-person \$102,250

ASSETS

Household assets shall not exceed \$75,000. Assets include but are not limited to all cash, cash in savings accounts, checking accounts, certificates of deposit, bonds, stocks, retirement accounts, value of real estate holdings and other capital investments. The value of necessary personal property (furniture, vehicles) is excluded. Assets that are included conform to the guidance from EOHLC, and include retirement and pension fund amounts that can be withdrawn, less penalties or transaction costs. If a potential purchaser divests him/her self of an asset for less than full and fair cash value of the asset within two years prior to application, the full and fair cash value of the asset shall be included for purposes of calculating eligibility.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

FIRST-TIME HOMEBUYER

All qualified applicants shall not have owned a home within 3 years, including in trust, preceding the application with the exception of:

1. displaced homemakers, where the displaced homemaker (an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner;
2. single parents, where the individual owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of whom the individual has custody or joint custody, or is pregnant);
3. households where at least one household member is 55 or over;
4. households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
5. households that owned a property that was not in compliance with State, local or model building codes and that cannot be brought into compliance for less than the cost of constructing a permanent structure.

LOCAL PREFERENCE

There is no local preference for this project.

HOUSEHOLD SIZE PREFERENCE

There will be preference given for household size. The objective of these State subsidy programs is to provide housing to appropriate sized families, and to that end, preference will be given in the lottery to households that need all of the bedrooms in the unit. First preference will be given to households that need two bedrooms. Second preference will be given to households that need one bedroom.

A “household” is defined as two or more persons who will regularly live in the unit as their primary residence and who are related by blood, marriage, law or who have otherwise evidenced a stable inter-dependent relationship, or an individual.

Household size preference is based on the following criteria:

- There is at least one occupant and no more than two occupants per bedroom.
- A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom.
- Other household members may share but shall not be required to share a bedroom.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

LOTTERY PROCESS

1. The main objective of the lottery process is to ensure that the winners are able to close on the unit while conducting Fair Housing practices. The Lottery Agent will provide a complete application package upon request. The application provides information on the project, the units, eligibility requirements, household preference, important dates and the lottery process.
2. Applications will be available on-line, sent to any requesting party, the Town of Georgetown Town Hall and Georgetown Peabody Library. Once received, applications will be verified for completeness and validated for eligibility. The Lottery Agent will perform income and asset verification to determine buyer eligibility. Only qualified eligible applicants will be included in the lottery.
3. Applications received will be checked for completion of all required components. An application will be considered complete when all required items on the checklist have been provided. Applicants are encouraged to complete the checklist as an aide to the process.
4. The applicant's income will be verified and compared to the income limits as published by HUD for the Lawrence, MA-NH HUD Metro FMR Area. The applicant household income is required to be at or less than 80% of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area Median Income (AMI) as published by HUD for total Gross Annual Household Income. Gross Annual Household Income includes all wages prior to any deductions from all adult household members. The 2023 household income limits will be used: **1-person \$66,300, 2-person \$75,750, 3-person \$85,200, 4-person \$94,650, 5-person \$102,250**
5. Household assets shall not exceed \$75,000. Assets include but are not limited to all cash, cash in savings accounts, checking accounts, certificates of deposit, bonds, stocks, cash value of retirement accounts, value of real estate holdings and other capital investments. Include the value of the asset, with a deduction for the reasonable cost of selling the asset. The value of necessary personal property (furniture, vehicles) is excluded from asset values. If a potential purchaser divests him/herself of an asset for less than full and fair cash value of the asset within two years prior to application, the full and fair cash value of the asset shall be included for purposes of calculating eligibility. Assets also include accounts where a penalty is charged for withdrawal.
6. Eligible applicants must be first-time homebuyers. All qualified applicants shall not have owned a home within 3 years, including in trust, preceding the application, with the exception of:
 - a. displaced homemakers, where the displaced homemaker (an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner;
 - b. single parents, where the individual owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of whom the individual has custody or joint custody, or is pregnant);

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

- c. households where at least one household member is 55 or over;
 - d. households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
 - e. households that owned a property that was not in compliance with State, local or model building codes and cannot be brought into compliance for less than the cost of constructing a permanent structure.
7. Persons must submit all the necessary information by the application deadline. **If sending electronically, consider redacting (black-out) all social security numbers and account numbers.** Late applications (applications mailed and/or received after the above date) and applications that are incomplete will not be accepted.
 8. All applicants will be screened for eligibility. Applicants who have been deemed ineligible will be notified in writing of the decision and given time to contact the Lottery Agent in writing to disagree with the determination. Applicants deemed eligible will be given a ballot number and told the date, time and place of the lottery. Applicants are encouraged, but not required, to attend.
 9. The lottery will be held via Zoom. The ballots are randomly drawn by an independent third party and placed in ranking order. There will be two pools, one for each unit as the units are different sizes and difference prices. Applicants will decide if they wish to be included in one or both pools. The ballots are randomly drawn and placed in ranking order. The units will be awarded to the first household on each list. Applicants are notified of the results and records are retained for audit purposes.
 10. Individuals who have a relationship to the Developer, or who have a financial interest in the Project, and their families shall not be eligible to participate in the lottery.
 11. **There is no local preference for this project.**
 12. There will be preference given for household size. The objective of these State subsidy programs is to provide housing to appropriate sized families, and to that end, preference will be given in the lottery to households that need all of the bedrooms in the unit. First preference will be given to households that need two bedrooms. Second preference will be given to households that need one bedroom.

A “household” is defined as two or more persons who will regularly live in the unit as their primary residence and who are related by blood, marriage, law or who have otherwise evidenced a stable inter-dependent relationship, or an individual.

Household size preference is based on the following criteria:
 - There is at least one occupant and no more than two occupants per bedroom.
 - A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom.
 - Other household members may share but shall not be required to share a bedroom.
 13. The Lottery Agent will maintain the Lottery Drawing List until the units are closed. In the event the winners are unable to obtain financing, withdraw for any other reason, or do not comply with guidelines, the next qualified applicant will be offered the unit.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

14. Lottery winners will sign a Purchase and Sale Agreement within 14 days of the lottery. Applicants will be required to recertify eligibility prior to executing the Purchase and Sale. Applicants will be required to deposit a minimum \$1,000.00 at time of Purchase and Sale, which is applied to the overall cost.
15. Submission of a pre-approval letter is required. The State programs and bank products have specific closing and financing requirements. Current mortgage requirements include:
 - The loan must have a fixed interest rate through the full term of the mortgage.
 - The loan must have a current fair market interest rate, no more than 2 percentage points above the current MassHousing rate.
 - The loan can have no more than 2 points.
 - The buyer must provide a down payment of at least 3%; half of that must come from the buyer's funds.
 - The buyer may not pay more than 38% of their monthly income for housing costs.
 - No family loans, FHA or VA mortgages can be accepted.
 - Non-household members shall not be permitted as co-signers of the mortgage.
16. The Fair Housing Act prohibits discrimination in housing based on race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, or any other basis prohibited by law. An applicant who believes that they have been discriminated against in the buyer selection and sales process may contact: the Massachusetts Commission Against Discrimination (617) 994-6000; and/or the United States Department of Housing and Urban Development (617) 994-8300.
17. Applicants with disabilities may request modifications to the unit or accommodations to our rules, policies, practices or services if necessary to afford an equal opportunity for housing.
18. For applicants with Limited English Proficiency, a translation service will be provided at no cost.

See attached Homebuyer Disclosure Statement for restrictions and procedures regarding refinancing, capital improvements, resale and foreclosure.

AFFORDABILITY RESTRICTIONS

The affordable unit will have a Deed Rider recorded with the deed at the time of purchase. This rider restricts the resale price of the units and requires that subsequent buyers meet affordability criteria. The rider requires principal residency, affordability in perpetuity and prior approval from the municipality and EOHLC for capital improvements and refinancing. Only household members may sign any mortgage. The Deed Rider is available in hard copy from the Lottery Agent and on the EOHLC website:

https://www.mass.gov/files/documents/2017/10/16/lipdeedrider_0.pdf

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

The Applicant's Certification section of the application and the Homebuyer Disclosure Statement attached to the application both describe the terms of the deed restriction. The Information Meeting will also cover the restrictions, though attendance is not required.

COMPLETING THE SALE

Within 14 days of the lottery, the winner(s) will sign a Purchase & Sale Agreement, which binds the buyers to the unit(s) and provides details of the payments, financing and closing dates. A minimum \$1,000.00 deposit is required upon signing the P&S. If applicable, the buyers will be provided with a copy of the Condominium Documents detailing the responsibilities of the Homeowner's Association, and a copy of the budget which describes the condo fees.

A list of lenders familiar with affordable housing loans will be provided to facilitate the mortgage financing. Prior to a Purchase & Sale Agreement being signed, the Lottery Agent will perform final income and asset verification to confirm that the buyer's remain eligible. No contracts will be executed before eligibility is assured. Prior to closing, and upon receipt of final documents, EOHLC will prepare the Deed Rider, Resale Price Certificate, and a non-financial mortgage to be recorded at closing.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

APPLICATION

AFFORDABLE HOUSING APPLICATION

Submittal deadline: **May 29, 2024 by 5 pm**

Applicant Legal Name _____ Phone Number _____ E-mail _____

Address _____ City _____ State/Zip _____

I learned of this lottery from (check all that applies):

Website: _____ Letter: _____

Advertisement: _____ Other: _____

THIS APPLICATION IS NOT COMPLETE IF NOT SUBMITTED WITH:

_____ Completed application signed by all individuals over the age of 18.

_____ Mortgage pre-approval (**DO THIS FIRST!**) and proof of adequate assets to cover down payment and closing costs. No FHA or VA loans.

_____ Copy of 3 prior year's tax returns **Federal only** with 1099's, W-2's and schedules, for every current or future person living in the household over the age of 18. **NO STATE RETURNS**

_____ Copy of 5 most recent pay stubs for employed household members over 18. If self-employed, submit a current 6 month Profit & Loss statement for the business.

_____ Copy of 3 most recent statements and documents from all other sources of income, on organization letterhead, for all members listed on the application.

_____ Copy of 3 most recent statements of all assets showing current value including all bank accounts, investment accounts, retirement accounts, etc., on organization letterhead, for all members listed on the application.

_____ Copy of school registration full time students over 18. For full-time students over 18 who are not heads of household, only \$480/yr. income is included.

_____ No Child Support Statement, signed and notarized, if applicable, containing the language "Under Penalties of Perjury".

_____ No Income Statement, signed and notarized, for any household member over 18 with no source of income, if applicable.

_____ Documentation regarding current or past interest in real estate, if applicable.

_____ Proof of pregnancy, if applicable.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

Household Information: List all members of your household including yourself.

	Names of all Persons to Reside in Dwelling (First Name, Middle Initial, Last Name)	Relation to Head	Age	Date of Birth
1				
2				
3				
4				
5				
6				

Property:

Do you own or have an interest in any real estate, land and/or mobile home? Yes () No ()

Address: _____ Value: _____ [Provide current assessment information]

Do you currently own or have you sold real estate or other property in the past three years? Yes () No ()
If yes, attach settlement statement or current tax bill.

When: _____ Address: _____

Income:

List all income of all members over the age of 18 listed on application to reside in the unit, such as wages, child support, Social Security benefits, all types of pensions, employment, Unemployment Compensation, Workman's Compensation, alimony, disability or death benefits and any other form of income; including rental income from property. Adults with no income are required to submit a notarized statement. If additional space is needed, please attach another sheet. 2023 household income limits: **1-person \$66,300, 2-person \$75,750, 3-person \$85,200, 4-person \$94,650, 5-person \$102,250**

#	Source of Income	Address/Phone# of Source	Amount per Year
1			
2			
3			
4			
TOTAL			

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

Assets: Household asset limit \$75,000.

List all checking, savings accounts, CD's, stocks, bonds, retirement accounts, savings bonds and any other investments below. If additional space is needed, please attach another sheet. Household assets do not include necessary personal property. The total household asset limit is \$75,000.

#	Type of Asset	Bank/Credit Union Name	Account No	Value, Balance
1	Checking account			
2	Savings account			
3	Retirement account			
4	Other: _____			
5	Other: _____			
6	Other: _____			
		TOTAL		

APPLICANT(S) CERTIFICATION

I/We certify that our household size is _____ person(s), as documented herein.

I/We certify that our total household income equals \$_____, as documented herein.

I/We certify that our household has assets totaling \$_____, as documented herein.

I/We certify that the information in this application and in support of this application is true and correct to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that false or incomplete information may result in disqualification from further consideration.

I/We certify that I am/we are not related to the Developer or any party of this project.

I/We understand that it is my/our obligation to secure the necessary mortgage for the purchase of the home and all expenses, including closing costs and down payments, are my/our responsibility.

I/We understand the provisions regarding resale restrictions and agree to the restrictions. You must notify EOHLC when you wish to sell. The unit can't be refinanced without prior approval of EOHLC, no capital improvements can be made without EOHLC pre-approval; the unit must be the owner's primary residence; the resale price is calculated according to the Deed Rider; and an increase in equity is very minimal to ensure affordability over time; the Deed Rider remains in effect in perpetuity. All prospective buyers are advised to review the Deed Rider with their own attorney to fully understand its provisions.

I/We have been advised that a copy of the EOHLC Universal Deed Rider is available with the Lottery Agent and on the EOHLC website.

I/We understand that if I/we are selected to purchase a home, I/we must continue to meet all eligibility requirements of the Lottery Agent and any participating lender(s) until the completion of such purchase. I/We understand that I/we must be qualified and eligible under any and all applicable laws, regulations, guidelines, and any other rules and requirements. I/We understand that the Lottery Agent makes no representation on the availability of the unit.

My/Our signature(s) below gives consent to the Lottery Agent or its designee to verify information provided in this application. I/We agree to provide additional information upon request to verify the accuracy of all statements in this application. No application will be considered complete unless signed and dated.

Applicant Signature

Date

Co-Applicant Signature

Date

THIS IS APPLICATION IS ONLY FOR THIS SPECIFIC DEVELOPMENT

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

KEEP THIS DOCUMENT ACCESSIBLE
IT CONTAINS VALUABLE CONTACT INFORMATION

LOCAL INITIATIVE PROGRAM (LIP) **HOMEBUYER DISCLOSURE STATEMENT**

This Homebuyer Disclosure Statement summarizes your rights and obligations in purchasing this home. You are about to purchase a home located at **14 Larch Rd.**, in **Georgetown**, Massachusetts (the “Municipality”) at less than the home’s fair market value, under the Local Initiative Program (LIP). When you sell the home, that same opportunity will be given to the new buyer. In exchange for the opportunity to purchase the home at less than its fair market value, you must agree to certain use and transfer restrictions. These restrictions are described in detail in a LIP Deed Rider that will be attached to the deed to your home and recorded at the Registry of Deeds.

PLEASE REMEMBER:

- You must occupy this home as your primary residence;
- You must obtain consent from the Executive Office of Housing and Livable Communities (EOHLC) and the Municipality [and _____ (if another monitoring agent is listed)] (together they are referred to as the “Monitoring Agents” in this Homebuyer Disclosure Statement) before renting, refinancing or granting any other mortgage, or making any capital improvements to your LIP home;
- You must give written notice to the Monitoring Agents when you decide to sell your property; and
- Your LIP property may not be transferred into a trust.

The contact information for the Monitoring Agents is listed in the LIP Deed Rider.

Please read the LIP Deed Rider restriction in its entirety because it describes and imposes certain important legal requirements. It is strongly recommended that you consult an attorney to explain your legal obligations and responsibilities.

Primary Residence

You must occupy your LIP property as your primary residence.

Renting, Refinancing and Capital Improvements

You must obtain the prior written consent of the Monitoring Agents before you do any of the following:

- Rent your LIP home;
- Refinance an existing mortgage or add any other mortgage including a home equity loan; or
- Make any Capital Improvements (for example, a new roof or a new septic system – see attached Capital Improvements Policy) if you wish to get credit for those costs (at a discounted rate) when you sell your home.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

Before taking any action, please contact EOHLC for instructions on renting, mortgaging, or making capital improvements to your home. If you do not obtain the required consent from the Monitoring Agents, you can be required to pay all of the rents or proceeds from the transaction to the Municipality.

Resale Requirements

When you sell your home, you are required to give written notice to the Monitoring Agents of your desire to sell so that they may proceed to locate an Eligible Purchaser for your LIP home. Your sale price will be computed by EOHLC based on the formula set forth in the LIP Deed Rider to reflect your original purchase price plus certain limited adjustments.

The allowed sale price is defined as the “Maximum Resale Price” in the LIP Deed Rider. It is calculated by adjusting the purchase price you paid for the home to reflect any change in the area median income from the time you purchased the LIP home to the time of the resale plus:

- a) The Resale Fee as stated in the LIP Deed Rider;
- b) Approved marketing fees, if any; and
- c) Approved Capital Improvements, if any.

The Maximum Resale Price can never be more than the amount which is affordable to an Eligible Purchaser earning 70% of the area median income, as determined by a formula set forth in the LIP Deed Rider. The sales price will also never be less than the purchase price you paid, unless you agree to accept a lower price.

The Monitoring Agents have up to 90 days after you give notice of your intention to sell the home, to close on a sale to an Eligible Purchaser, or to close on a sale to a Monitoring Agent, or to a buyer that one of them may designate. This time period can be extended, as provided in the LIP Deed Rider, to arrange for details of closing, to locate a subsequent purchaser if the first selected purchaser is unable to obtain financing or *for lack of cooperation* on your part.

It is your obligation to cooperate fully with the Monitoring Agents during this resale period.

If an Eligible Purchaser fails to purchase the home, and none of the Monitoring Agents (or their designee) purchases the home, you may sell the home to a purchaser who does not qualify as an Eligible Purchaser (in this event, this purchaser is referred to as an Ineligible Purchaser), subject to the following:

- (i) the sale must be for no more than the Maximum Resale Price;
- (ii) the closing must be at least 30 days after the closing deadline described above;
- (iii) the home must be sold subject to a LIP Deed Rider; and
- (iv) if there are more than one interested ineligible purchasers, preference will be given to any purchaser identified by EOHLC as an appropriately-sized household whose income is more than 80% but less than 120% of the area median income.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

Any sale by you to an Eligible Purchaser, or to an Ineligible Purchaser (as described in the LIP Deed Rider), is subject to the normal and customary terms for the sale of property, which are set forth in the LIP Deed Rider and which will be included in your Purchase and Sale Agreement.

There is no commitment or guarantee that an Eligible Purchaser will purchase the LIP home, or that you will receive the Maximum Resale Price (or any other price) for your sale of the LIP home.

A sale or transfer of the home will not be valid unless (1) the total value of all consideration and payments of every kind given or paid by the selected purchaser do not exceed the Maximum Resale Price, and (2) the LIP Compliance Certificate that confirms that the sale or transfer was made in compliance with the requirements of the LIP Deed Rider is executed by the Monitoring Agents and recorded at the Registry of Deeds by the closing attorney.

If you attempt to sell or transfer the home without complying with the LIP Deed Rider requirements, the Monitoring Agents may, among their other rights, void any contract for such sale or the sale itself.

Foreclosure

In the event that the holder of a mortgage delivers notice that it intends to commence foreclosure proceedings, the LIP Deed Rider gives the Municipality an option to purchase the home (or to designate another party to purchase the home) for a period of 120 days after notice of the Lender's intent to foreclose.

If this foreclosure purchase option is exercised, the purchase price will be the greater of (i) the amount of the outstanding balance of the loan secured by the mortgage, plus the outstanding balance of the loans secured by any mortgages senior in priority, up to the Maximum Resale Price as of the date the mortgage was granted, plus any future advances, accrued interest and/or reasonable costs and expenses that the mortgage holder is entitled to recover, or (ii) the Maximum Resale Price at the time of the foreclosure purchase option, except that in this case the Maximum Resale Price may be less than the purchase price you paid. By signing the LIP Deed Rider, you are agreeing that you will cooperate in executing the deed to the Municipality (or its designee) and any other required closing documents.

If the foreclosure purchase option has not been exercised within 120 days of delivery of the foreclosure notice to the Monitoring Agents, the mortgage holder may conduct a foreclosure sale. The mortgage holder or an ineligible purchaser may purchase the home at the foreclosure sale, subject to the LIP Deed Rider.

If the sale price at the foreclosure sale is greater than the purchase price that would have applied for the Municipality's foreclosure purchase option as described above, the excess will be paid to the Municipality. By signing the LIP Deed Rider, you are agreeing to assign any rights and interest you may otherwise have in the balance of any foreclosure proceeds available after satisfaction of all obligations to the holder of the foreclosing mortgagee, for delivery to the Municipality.

14 LARCH ROAD, GEORGETOWN – LOTTERY APPLICATION

There is no commitment or guarantee that the Municipality will exercise the foreclosure purchase option, or that your Lender will receive the Maximum Resale Price (or any other price) in any foreclosure sale of the LIP home. In addition, the foreclosing lender retains the right to pursue a deficiency against you.

Violation of Restriction Requirements

If you violate any of the Restriction terms, you will be in default and the Monitoring Agents may exercise the remedies set forth in the LIP Deed Rider.

If one or more of the Monitoring Agents brings an enforcement action against you and prevails, you will be responsible for all fees and expenses (including legal fees) for the Monitoring Agent(s). The Monitoring Agent(s) can assert a lien against the home to secure your obligation to pay those fees and expenses.

Acknowledgements

By signing below, I certify that I have read this Homebuyer Disclosure Statement and understand the benefits and restrictions described. I further certify that I have read the LIP Deed Rider and understand the legal obligations that I undertake by signing that document.

I also certify that I have been advised to have an attorney review this document and the LIP Deed Rider with me.

Dated _____, 2024

Homebuyer

Witness

Homebuyer

Witness

**Local Initiative Program (LIP)
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114
617-573-1100**