

LOWER MERION AFFORDABLE HOUSING CORPORATION

AFFORDABLE HOME OWNERSHIP PROGRAM

Lower Merion Affordable Housing Corporation, in cooperation with Lower Merion Township, has an affordable first-time homebuyers program that reduces monthly payments by providing a “soft” second mortgage at zero interest. Applications are now available!

The Affordable Home Ownership Program’s next home is a single family semi-detached home, located in Ardmore, Lower Merion Township. The property has 4 bedrooms, a new kitchen with all new appliances, new bathroom and powder room with laundry facilities on the first floor. Special preference will be given to people who currently live or work in Lower Merion, veterans and active Lower Merion volunteer firefighters.

Homebuyers must meet eligibility requirements including income restrictions, acceptable credit and savings for the down-payment and closing costs. Household income restrictions are based on U.S. Department of Housing and Urban Development (HUD) income limits adjusted for household size. (For example, a household with three members would have a maximum income of \$56,400. For a household of four, the maximum income is \$62,650.)

Property Value (Sales Price)	\$205,000
Less Soft Second Mortgage*	\$92,000
Less Homebuyer Down Payment**	\$3,000
Homebuyer First Mortgage	\$110,000

*Homebuyers must comply with program requirements and agree to resale restrictions. The second mortgage will be reduced by 25% after 10 years and an additional 25% after 20 years. The 50% balance remains with the property, there are no monthly payments. If the homeowner does not violate the program requirements, the mortgage is only repaid upon the sale or transfer the property. The program requirements do not allow any rental of the property. **The expected down payment is a minimum of \$3,000 plus closing costs.

Please contact Genesis Housing Corporation at 610-275-4357 to receive an application. Applications can also be downloaded at www.lowermerion.org (the Township website); under Community Development. **The first application window starts March 17th and ends April 22, 2011.**

This project has been funded through HUD’s Community Development Block Grant Program. If you have any questions please call Genesis Housing Corp. at 610-275-4357 or Lower Merion Township’s Community Development Division at 610-645-6271.



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HOME PURCHASE PROGRAM ELIGIBILITY

- Households must have a minimum of two family members.
- Applicant(s) must be a first time homebuyer or have not owned a property in past three years.
- The total household income (from all sources) must be less than the income limits listed below:

INCOME LIMITS 2010					
Family Size	2 Person	3 Person	4 Person	5 Person	6 Person
Not to Exceed	\$50,150	\$56,400	\$62,650	\$67,700	\$72,700

- Applicant(s) must have acceptable credit and the ability to qualify for a conventional 30 year fixed rate mortgage. Applicant(s) must have savings for a 3% down payment and households must have liquid assets of less than \$25,000.
- Applicant(s) must attend approved Homeownership Counseling classes prior to settlement.
- Preference will be given to Lower Merion Township residents, active Lower Merion volunteer firefighters and employees of companies located in Lower Merion Township.
- Homebuyer agrees to follow program requirements with resale restrictions for the "soft", zero interest, second mortgage with up to 50% of the lien forgiven over the length of the loan.



LOWER MERION AFFORDABLE HOUSING CORPORATION
AFFORDABLE HOME PURCHASE PROGRAM

Complete the following information and the enclosed authorization for a credit report.

Name of Applicant _____

Name of Co-Applicant _____

Current Address _____ How long? _____

City _____ State _____ Zip Code _____

Home phone _____ Work phone _____

Email address _____

Are you a First-Time Homebuyer? _____

Do you currently reside in Lower Merion Township? _____

Do you currently work in Lower Merion Township? _____

Number of Adults and Children in the Household _____

Annual Household Income from ALL Sources \$ _____

Estimated Amount of Funds Available for Downpayment \$ _____

Signature _____

Signature _____

- Applicants will be required to verify information later in the process
- All information will be held in strict confidence

RETURN APPLICATION AND CREDIT AUTHORIZATION FORMS TO:

Genesis Housing Corporation
PO Box 1170, 208 DeKalb Street
Norristown, PA 19404

PHONE: 610-275-4357
FAX: 610-275-1357
EMAIL: info@genesishousing.org

CREDIT REPORT AUTHORIZATION AND PRIVACY DISCLOSURE FORM

I hereby authorize and instruct Genesis Housing Corporation to obtain and review my credit report. My credit report will be obtained from a credit reporting agency chosen by Genesis Housing Corporation. I understand and agree that Genesis Housing Corporation intends to use the credit report for the purpose of evaluating my financial readiness to purchase a home, or to assist me with financial counseling.

My signature below also authorizes the release to credit reporting agencies of financial or other information that I have supplied to Genesis Housing Corporation in connection with such evaluation. Authorization is further granted to the credit reporting agency to use a copy of this form to obtain any information the credit reporting agency deems necessary to complete my credit report.

In addition, in connection with determining my ability to obtain a loan, I authorize Genesis Housing Corporation to share with potential lenders and/or counseling agencies my credit report and any information that I have provided, including any computations and assessments that have been produced based upon such information. These lenders may contact me to discuss loans for which I may be eligible, and these counseling agencies may contact me to discuss counseling services.

I understand that I may revoke my consent to these disclosures by notifying Genesis Housing Corporation in writing.

Client's Name

Client's Name

Client's Signature

Client's Signature

Social Security Number

Social Security Number

Date of birth

Date of birth

Address

Address

City, State, Zip

City, State, Zip

Daytime Phone number

Daytime Phone number

Date

Date