

411 Norfolk Street



Resale Opportunity at 411 Norfolk St
Unit #1B

Developed by

Somerville Housing Group

In Cooperation with the

City of Somerville



INFORMATION AND APPLICATION PACKAGE

Property Description

411 Norfolk Street

The Mayor's Office of Strategic Planning and Community Development is pleased to announce the resale of a studio condominium to an income eligible household at an affordable price of One Hundred Thirty Thousand One Hundred Forty Four Dollars (\$130,144.00) through Somerville's Inclusionary Housing Program. This condominium is part of a complex called Union Place located in the Union Square area and this unit is at 411 Norfolk Street.

Through Somerville's Inclusionary Zoning Ordinance, the studio unit will be offered to an individual or household earning at or below 80% of area median income.

Unit 1B is a studio unit with one (1) bath. It's living space is 323 sq. ft. and will be offered to an individual or household earning at or below 80% of the area median income.

The sale price will be \$130,144.

As an Inclusionary Housing Unit, the condo will have deed restrictions to keep the unit affordable in perpetuity and the owner will have obligations under the restrictions which include but are not limited to: the price at which the unit is resold will be restricted, and any subsequent owners will also have an income of no more than 80% of the area median income, and owners must use the residence as their primary principal residence.

Timeline

Applications are available from Terrie Hayden at contact info below.

The unit will be offered to a first come, first served basis. Contact realtor Terrie Hayden at (617) 283-9823 or terriehayden@remax.net to view the unit.

Documents to be submitted directly to Terrie Hayden only include:

- Completed Application
- Mortgage Pre-Approval from any lender
- First Time Homebuyer Training Class Certificate or Proof of enrollment in a First Time Homebuyer Training Class
- 12 consecutive pay stubs (3 months worth) from each household member
- 2012 Federal Income Tax Return (all pages and schedules) and 2012 W2s for each household member
- Most recent copy of bank statements (all pages, even if the last is blank) for each household member for any savings, checking, 401 (k), IRA, money market, CD, etc
- If a household member is self employed, has no income or has no bank accounts, please notify Terrie and she will provide you with additional forms.

Eligibility Requirements

First-Time Homebuyers

Applicants must be first-time homebuyers. A person shall be considered a first-time homebuyer if no person in his or her household has, within the preceding three years, owned a home or owned an interest in a home. Applicant must have taken, or be enrolled to take, a First Time Homebuyer Training Class. Certificates within 3 years from the date of application will be accepted.

Household Size

Applicants must be in a household with a minimum of one (1) person, as determined by the number of bedrooms in the unit.

Income Eligibility

In order to be eligible to purchase this unit, annual income must be within the guidelines listed below. While there is no minimum income required, applicants must be able to support a sufficient mortgage for the unit. The bank of the purchaser's choice will determine the income amount sufficient to support a mortgage for the unit.

The combined gross annual income from all sources for all income-earning members of the household must not exceed 80% of area median income, depending upon the unit by household size, as indicated below:

Maximum Annual Income	
80% AMI	
1 Person	2 Person
47,150	\$53,900

Bank Pre-Approval Financing

Applicants are required to submit, as part of their application, a pre-approval letter for a mortgage in an amount sufficient to purchase the unit. Note the mortgage must be for a 30 year fixed, standard rate mortgage.

Local participating lenders have agreed to provide this service free of charge (see Bank Contact List enclosed).

Note: Pre-qualification letters will not meet this requirement.

Pre-approval letters from Internet banking sites do not meet this requirement.

Pre-approval letters subject to credit, employment, or asset verification do not meet this requirement.

Applicants must have at least three percent (3%) of purchase price available for down payment and sufficient funds to cover closing costs for the transaction.

**Mayor's Office of Strategic Planning & Community
Development
Inclusionary Housing Program
PARTICIPATING BANKS & LENDING INSTITUTIONS**

Each institution has agreed to provide free pre-approval services and information on the best mortgage product available to suit your needs. You are not limited to these banks, please seek out the lender of your choice.

Winter Hill Bank
342 Broadway
Somerville, MA. 02145
(617) 666-8600
Contact: Larry Gold

Wainwright Bank
250 Elm Street
Somerville, MA. 02144
(617) 478-4000 ext.384
Contact: Sonia Payne

Cambridge Savings Bank
1374 Massachusetts Avenue
Cambridge, MA.02138
(617) 441-4137
Contact: Rick Garber

Leader Bank
180 Massachusetts Avenue
Arlington, MA 02474
Tel: (781) 646-3900
Fax:(781) 646-3910

Contact: Donna Haynes

East Cambridge Savings Bank
292 Cambridge Street
Cambridge MA 02141
(617) 354-7700

Boston Private Bank and Trust
Ten Post Office Square,
Boston, MA 02109
Tel: 617-912-3991 Fax: 617-912-4556
Contact: Diana Carvahlo

Process

Process

Households submit a complete application to Terrie Hayden directly. Terrie Hayden and the Seller will select an application to present to the City for an income certification.

Once certified, if eligible, the buyer will have a private home inspection done and will then enter into a Purchase and Sale Agreement with the owner. The buyer will formally apply for a mortgage loan with their chosen lender and then the buyer and owner will agree to a mutually convenient closing date.

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Description of Deed Restriction

This opportunity to purchase an affordable unit at a significant discount is being offered through the Somerville's Inclusionary Housing Program. This requires that the unit remain affordable for future buyers.

If you are selected to purchase this unit, you will be subject to a Deed Restriction, which provides the restrictions on the unit and your responsibilities. These restrictions will remain with the unit for the life of the building and will apply to you and all subsequent owners.

The following is an overview of the most important aspects of the Deed Rider and is meant for informational purposes only. If selected, you are strongly encouraged to seek legal advice and review the total document.

- **Principal Residence:** The property/unit must be used as your principal residence.
- **Refinancing:** Expressed written consent must be obtained from the City of Somerville OSPCD, Housing Division prior to Refinancing your loan.
- **Notice to the City of Somerville when selling your home/unit:** When you want to sell your home, you must contact the City of Somerville, OSPCD Housing Division or designee. You must submit written intent to sell. OSPCD will calculate the Maximum Affordable Sale Price using the same formula used to calculate your original sale price found in the Somerville Zoning Ordinance 13.3.3

Resale Process:

Once the City calculates the affordable sale price, the owner may elect to market the unit independently or request the City's assistance in locating a buyer. In all cases, the buyer must meet income and asset criteria and the City must certify their income. A deed-restricted unit cannot be resold without the City's Compliance release.

