Heritage Housing Partners announces availability of five (5) 4-bedroom & nine (9) 3-bedroom attached townhomes and two (2) 2-bedroom attached condominiums for sale to eligible low-income, first time home buyer households.

www.hhphousing.org
Applications due January 10, 2020
APPLICATION: Decker Court and Gill Court
Affordable Home Ownership Program (AHOP)

A. Eligibility Requirements

- Applicant & household members must be a First Time Home Buyer (i.e., haven’t owned a home in the last 3 tax years).
- Good credit (i.e., 640+), lower debt levels, and ability to qualify for a home loan.
- $12,000 to $15,000 for a down payment & closing costs, with lender assistance OR $19,500 to $24,000 without lender assistance. Applicant may qualify for lender assistance program at time of first mortgage qualification.
- Household gross income must be within the following limits, based on your household size:
  - 1 person: $36,550 to $58,450
  - 2 persons: $41,800 to $66,800
  - 3 persons: $47,000 to $75,150
  - 4 persons: $52,200 to $83,500
  - 5 persons: $56,400 to $90,200
  - 6 persons: $60,000 to $96,600
  - 7 persons: $64,750 to $103,550

Homes sold through this affordable homeownership program include resale & rental restrictions. Read all program documents carefully & ask questions to better understand these restrictions.

B. Applicant / Co-Applicant & Household Information

First Name: ____________________________ Last Name: ____________________________
Telephone: ____________________________ Email: ____________________________
Address: ____________________________ City: ____________________________ CA Zip Code: ____________
Resident since: (month / year) ____________ / ____________

Please include the name & contact information for your spouse or domestic partner, if any.

First Name: ____________________________ Last Name: ____________________________
Telephone: ____________________________ Email: ____________________________
Address: ____________________________ City: ____________________________ CA Zip Code: ____________
Resident since: (month / year) ____________ / ____________

If you previously lived in the City of Pasadena, please indicate the last month / year of residency: ____________ / ____________

If you were involuntarily displaced by the City of Pasadena, please attach documentation of your prior address, when you had to move, and the circumstances of your displacement.

List ALL household members who will reside in your new home, including yourself (Applicants). Each proposed household member 18 years of age or older must sign the application and check the box if they have income from any source. Signatures are mandatory and affirm the veracity of the information provided to the best of their knowledge.

<table>
<thead>
<tr>
<th>HOUSEHOLD MEMBER NAME</th>
<th>18 years of age or older?</th>
<th>HOUSEHOLD MEMBER SIGNATURE</th>
<th>HAS INCOME?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Including Applicant &amp; Co-applicant</td>
<td>□ Yes □ No</td>
<td></td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>1. ____________________________</td>
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<td>□ Yes □ No</td>
<td>____________________________</td>
<td>□ Yes □ No</td>
</tr>
</tbody>
</table>

Have ANY of the ABOVE household members Owned residential property since 1/1/2017? □ Yes □ No

>> APPLICATION DEADLINE is January 10, 2020 <<

QUESTIONS? EMAIL: apply@hhphousing.org

Heritage Housing Partners complies with all fair housing laws and does not discriminate in offering of housing opportunities based on matters of race; ancestry; religion; disability; sex; gender orientation; sexual orientation; marital or familial status.
C. Employer Information

Employer: ___________________________ Date Employment Began _________ Self-employed? ☐

Telephone: __________________________ Email: __________________________

Address: ____________________________

Please include the employer information for co-applicant, if any. If not employed, please explain.

Employer: __________________________ Date Employment Began _________ Self-employed? ☐

Telephone: __________________________ Email: __________________________

Address: ____________________________

D. Required Supporting Documentation

Submit the following documents for each household member AGE 18 or OLDER, where applicable:

- Income Tax filings for last 2 years, including W-2 and/or 1099 forms. Self-employed/business owners must include Schedule C.
- Proof of full-time student status
- Credit report with credit score (dated within last 90 days) Suggested free credit score service: www.creditkarma.com

Submit the following documentation for ALL household members, where applicable:

- Most recent 2-months of pay check stubs with year-to-date income
- Documentation for ALL other sources of income or payments, including, but not limited to:
  - Child Support
  - Alimony
  - SSI
  - Unemployment
  - Pension
  - Disability pay
- Most recent 3-months of ALL asset account statements (i.e., savings, checking, money market, investment and retirement accounts)
- For self-employed or business owners: Please provide year-to-date 2019 Profit & Loss ("P&L") statement.

The following items may apply to you based on circumstances. Please submit any supporting information relevant to your application:

- Currently unemployed due to a disability
- Retired from a job in Pasadena
- Proof of previous application for Heritage Housing Partners housing program or date
- Certificate for attending an 8-hour HUD homeownership workshop.

E. Personal Statement

If applicable, please attach a short statement regarding volunteer work or community involvement in the City of Pasadena.

F. Mail the Application and Supporting Documents

1. **Mail this application & supporting documents** via US Mail, FEDEX or UPS to:
   Heritage Housing Partners
   608 N. Fair Oaks Avenue, #126
   Pasadena, CA 91103

2. **Do not send originals.** Submissions cannot be returned to you.

3. **Request proof of delivery** from Post Office or other delivery service. Due to the high volume of applications, HHP cannot provide you with a receipt.

**Please note:** The number of qualified applicants may exceed unit availability. Submission of this application serves as acknowledgement that applicant, even if well qualified, may not be selected to purchase a unit. Failure to provide all of the requested documentation may result in an incomplete determination and removal of application from consideration. Applications postmarked after the 1/10/2020 deadline will not be considered. Applicants will be required to secure a mortgage loan pre-approval with HHP’s preferred lender and complete an 8-hour HUD counseling course. The homeowner must reside in the unit and is not allowed to rent it. If the homeowner desires to resell the unit, Heritage Housing Partners has the right to purchase it back at an affordable sales price. In addition to the first mortgage that the homebuyer will obtain, there are 0% interest junior mortgages on the property that will require repayment in 30-45 years.

**APPLICATION DEADLINE is January 10, 2020**

**QUESTIONS? EMAIL:** apply@hhphousing.org
**Project Name**  | **Decker Court & Gill Court**  
**Location**  | **1655 & 1665 N Fair Oaks Ave. Pasadena, CA**  
**Number of Units**  | **Sixteen (16) condos; 2 bedroom to 4 bedroom**  
**Unit Description**  | **2-story attached townhome-style condos**  
**Applications Accepted**  | **November 18, 2019 to January 10, 2020**  
**Move-In Target Date**  | **May 2020**  

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**Estimated Monthly Housing Costs**

$2,000 to $2,850

**Estimated Down Payment & Closing Costs**

**With Lender Assistance**

$12,000 to $15,000

**Without Lender Assistance**

$19,500 to $24,000

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For more information about Heritage Housing Partners’ affordable homeownership opportunities (AHOP), join our interest list at www.hhphousing.org

For other affordable housing opportunities throughout Los Angeles County, visit: www.pasadenahousingsearch.org

www.hhphousing.org

*Government restrictions apply. Visit website for more information.*