



AFFORDABLE HOUSING OPPORTUNITY
RESALE INCLUSIONARY HOME
 Application for Consideration

An affordable housing opportunity is available to an eligible low income, first-time homebuyer.

The resale inclusionary home is a two bedroom, two bath half-plex home of approximately 1,035 square feet. The home was built in 2004 by JTS Communities, and is located in south Sacramento in the JTS The Meadows subdivision at 2120 John Still Drive. The affordable price for this home is \$164,926.00.

Sacramento Housing and Redevelopment Agency can refer income-certified buyers to the seller of this home.

To become income-certified by SHRA, interested potential buyers may complete the following Schedule of Household Size, and mail this form along with the following listed documentation to: Susan Perry, SHRA, 630 I Street (LP), Sacramento, CA 95814.

- 2007, 2006, 2006 federal tax returns for all borrowers
- The four most recent, consecutive pay stubs for all income earners in family
- Verification of other sources of non-wage income (i.e., SSA, SSI, child support, pension, public assistance, unemployment, alimony)
- Lender pre-qualification completed on page 2 of this application

List names, ages, and monthly income** of all household members. Please indicate with an asterisk (*) which person(s) will be the borrower(s) and legal owner(s) of the property.

NAME	AGE	MONTHLY INCOME
Total gross monthly income for all household members over 18: \$		

(**The income is annualized forward over a twelve-month period. Income includes all salaries, wages, overtime, and bonuses before payroll deductions. It also includes earnings from interest on savings and checking accounts, dividend payments, retirement/pension payments, annuity payments, social security payments, unemployment, disability, public assistance, alimony, child support or regular gifts. Actual, or imputed, interest income from assets in excess of \$5,000 will be included in qualifying income.)

Name, address, and daytime phone number of applicant completing this form.

Name: _____

Address: _____
 (street number, city and zip)

Telephone: _____

Any questions regarding this resale home or inclusionary housing in general, may be directed to Susan Perry, SHRA, (916) 264-1500.

LOW INCOME LIMITS (80% AMI) BY FAMILY SIZE - 2008					
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900



Inclusionary Housing Applicant Credit and Income Pre-Qualification

(Must be submitted with Application for Resale Inclusionary Home)

Lender Name: _____
 Lender Address: _____
 Lender Phone: _____ Lender Fax: _____
 Applicant's Name: _____
 Applicant's Address: _____
 Inclusionary Project: 2120 John Still Drive, Sacramento, CA 95832
 Affordable Price: \$164,926.00

This credit and income pre-qualification for above applicant is being issued based on the qualifying criteria which include verification of income and credit history. The monthly housing expense consists of principal and interest, real estate taxes, fire insurance, flood insurance (if required), and mortgage insurance (if required). This credit and income pre-qualification is for a 1st mortgage loan that is fully amortized over 30 years. **Stated Income is not allowed and is not included in borrower's qualifying income.**

Pre-Qualified Loan Amount: \$ _____ Interest Rate: _____

First Mortgage Loan Type: _____ (CalHFA, FHA or Conventional)

	Gross Annual Household Income	Number of Wage Earners	Household Size
\$ _____	_____	_____	_____

Monthly Housing Expense

Down Payment Assistance

(please list source and amount)

Principal & Interest:	_____	_____
Monthly Taxes:	_____	_____
Monthly Hazard Ins.:	_____	_____
Monthly Flood Ins.:	_____ (if required)	_____
Monthly MIP:	_____ (if required)	MCC Yes___ No___
Mortgage Credit Certificate:	_____	
Total Housing Expense:	_____	
Monthly Housing Expense Ratio:	_____	
Total Debt to Income Ratio:	_____	

I certify that the borrower has verifiable income adequate to meet monthly housing expenses for a first mortgage amount as shown above.

Lender's Name: _____

Lender's Signature: _____ Date: _____