

FAIR AND AFFORDABLE HOUSING APPLICATION

APPLICATION FOR PURCHASE PINEBROOK CONDOMINIUMS
2101-2105 Palmer Avenue, Larchmont, New York (Westchester County)

1. Mail only one (1) application per household. If your name appears on more than one application you will be disqualified and the application will not be considered.
2. Applications must be signed in all requested places.
3. Applications must be returned by mail or hand delivered with supporting documentation.

Mail or Hand Deliver Completed Application to:
Housing Action Council at 55 South Broadway, Tarrytown, NY 10591
Phone: 914-332-4144

No payment should be given to anyone in connection with the preparation or filing of this application.

This information is to be filled out by the APPLICANT!

1. APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____

2. CO-APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____



Housing Action Council



Wilder Balter
PARTNERS INC.

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9-14-2011

3. LIST ALL PERSONS WHO WILL LIVE WITH YOU, PLEASE START WITH YOURSELF:

FULL NAME	RELATIONSHIP	DATE OF BIRTH	SEX	ATTENDING SCHOOL
a. _____	___H.O.H___	_____	_____	_____
Social Security #: _____		Occupation: _____		
b. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
c. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
d. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
e. Do you expect any change (s) in your family size?		___NO	___YES	
If YES , EXPLAIN: _____				

4. STATISTICAL INFORMATION

a. The following information is required for statistical purposes so that the Department of Housing and Urban Development (HUD) may determine the degree to which its programs are utilized by people of different racial & ethnic backgrounds.

RACIAL GROUP IDENTIFICATION: Used for statistical purposes only. (Please check only one from this group for the head of household only).

Single Race

- ___ White
- ___ Black or African American
- ___ Asian
- ___ American Indian or Alaska Native
- ___ Native Hawaiian or Other Pacific Islander

Multi-Race

- ___ American Indian or Alaska Native & White
- ___ Asian & White
- ___ Black or African American & White
- ___ American Indian or Alaska Native & Black or African American
- ___ Other Multi Racial

b. **ETHNICITY:** (check **only one** from this group) ___ Hispanic ___ Non-Hispanic

c. **OPTIONAL:** (Not required to answer) Are you disabled or handicapped? ___NO ___YES



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5. RENT:

What is your Current Monthly Rent \$ _____

Check Utilities paid by you now:

- Heat \$ _____ per month
- Electricity \$ _____ per month
- Gas \$ _____ per month
- Water \$ _____ per month
- Other \$ _____ per month

6. INCOME:

List **ALL** full-time, part-time, seasonal and/or temporary employment for **ALL** household members. Include overtime pay, commissions, fees, tips, bonuses and/or self-employed earnings.

HOUSEHOLD MEMBER	EMPLOYER'S NAME/ADDRESS	GROSS EARNINGS (Pre-Tax)	
		CURRENT	ANTICIPATED
_____	_____	\$ _____	\$ _____
	_____	Weekly/ biweekly/ monthly (circle one)	

_____	_____	\$ _____	\$ _____
	_____	Weekly/ biweekly/ monthly (circle one)	

_____	_____	\$ _____	\$ _____
	_____	Weekly/ biweekly/ monthly (circle one)	



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7. OTHER SOURCE OF INCOME:

(EXAMPLES: welfare, social security, SSI, pensions, disability compensation, unemployment compensation, interest, baby-sitting, care-giving, alimony, child support, annuities, dividends, income from rental property and/or Armed Forces Reserves.)

HOUSEHOLD MEMBER	SOURCE	AMOUNT
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)

8. HOUSEHOLD ASSETS:

Checking Accounts:

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Savings Accounts: (includes Passbook/Statement and Christmas/Vacation Clubs)

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Certificates of Deposit (CD's):

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Credit Union Shares:

Credit Union Name: _____ Amt.: _____

Address _____

Stocks/Bonds (value): \$ _____ Savings Bonds (value): _____

Other Amt.: (includes IRA's, mutual funds, etc.) \$ _____

Does the applicant or co-applicant **NOW** own real estate: _____ NO _____ YES



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If "yes", what is the value: _____

Has the applicant or co-applicant **EVER** owned real estate? _____ NO _____ YES

If "yes", when? _____

9. **DOCUMENTATION**

All household members must submit **COPIES** of the following documents with their application:

- _____ 2010 & 2009 & 2008 **W2's** and **Federal Tax Returns** with all Schedules
- _____ One Month's Most Recent Pay Stubs & documentation on any other source of income, e.g. social security, pension, child support
- _____ 3 Months of all Bank, Credit Union, and Investment Statements (**all pages**)
- _____ Most Recent Retirement Fund Account Statements (e.g. 403b, 401k)
- _____ \$25 Credit Report Fee (Non-refundable – Made payable to Housing Action Council)

I DECLARE THAT THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. **WARNING:** WILLFUL FALSE STATEMENTS OR MISREPRESENTATIONS ARE A CRIMINAL OFFENSE.

_____	Applicant Signature	_____	Date
_____	Co-Applicant Signature	_____	Date

CONSUMER CREDIT INFORMATION

I/ We hereby authorize Housing Action Council to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate references, or statements or other data obtained from me or from any person pertaining to my employment history, credit, prior tenancies, character, general reputation, personal characteristics and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to Housing Action Council, to the owner, and to agencies that made or will make funding available in connection with this property listed above in support of this application. I have been advised that I have the right, under 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

_____	Applicant Signature	_____	Co-Applicant Signature	_____	Date
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10. FIVE (5) CONDOMINIUMS ARE AVAILABLE ON A PRIORITY BASIS.
IF APPLICABLE, CHECK ONE OR MORE OF THE FOLLOWING BOXES:

- I am a full-time employee of the Village of Larchmont.
- I am an active volunteer member of the Village of Larchmont's Fire Department. I have been an active member since _____
- I am a full-time employee of the Larchmont Public Library, the Mamaroneck Union Free School District, or the Larchmont-Mamaroneck Joint Sanitation Commission. I have been a full-time employee since _____.
- I am an active volunteer or full-time employee of the Larchmont-Mamaroneck Volunteer Ambulance Corps since _____
- I am a resident of the Village of Larchmont who is 62 years of age or older. I have resided in the Village since _____
- I am a part-time employee (20 hours/week, 1000 hours/year) of the Village of Larchmont or of the Mamaroneck Union Free School Districts. I have been employed by the School District since _____
- I am a resident of the Village of Larchmont and I am 21 years of age but less than 30 years of age. I have resided in the Village since _____. I _____ did or _____ did not attend the Village's high school.
- I am a resident of the Village of Larchmont. I have lived in the Village since _____.
- I am a resident of Westchester County.

11. HOW DID YOU HEAR ABOUT THIS DEVELOPMENT?

- Friend Employer Sign Posted on Building
- Website/ Internet _____ (list site)
- Newspaper (Identify): _____ On-line Version? _____
- Church/ Synagogue (Identify): _____
- Community Organization (Identify): _____
- Other (Identify): _____



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PINEBROOK CONDOMINIUM
2101 – 2105 PALMER AVENUE, LARCHMONT, NY 10538
AFFORDABILITY ANALYSIS – SEPTEMBER 2011

This development consists of 51 condominium units of fair and affordable housing in 2 buildings and will consist of one bedroom and two bedrooms (some with den). Ground breaking is expected early 2012. Annual household income must not exceed 80% of the Westchester County area median income based on household size. It must be your primary residence.

(All figures are approximate and are subject to change)

	ONE BEDROOM	TWO BEDROOM
Sale Price	\$ 195,000	\$ 281,200
AHC Subsidy	\$ 40,000	\$ 40,000
Net Sale Price	\$ 155,000	\$ 241,200
5% Down Payment	(\$ 7,750)	\$ (12,060)
Mortgage Amount	\$ 147,250	\$ 229,140
Principal + Interest**	\$ 790	\$ 1230
Approximate taxes	\$ 335	\$ 465
Common Charges	\$ 350	\$ 365
Total Housing Payment (PITI)	\$ 1,475	\$ 2,060
Approx. income needed to carry payment	\$ 53,635*	\$ 74,910*

*If monthly debt (minimum monthly payments on credit cards, loans, leases, child support payments etc.) is higher than 5% of your gross monthly income a higher income may be necessary.

**Assumes 30 year fixed rate mortgage at 5 %

MAXIMUM INCOME LIMITS AS OF JUNE 2011

(Income limits are subject to change)

No. of Persons	Income Limit
1	\$59,600
2	\$68,200
3	\$76,700
4	\$85,200



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