

YOUR NEW HOME AWAITS



- 3 Bedrooms
- 2 Baths
- Pawling Central School District
- Walk to train, shops & restaurants



33 BAXTER ROAD, PAWLING NY 12564

Located in the Baxter Green Development in Pawling, NY this home is available to first time homebuyers through the Village of Pawling's Moderately Priced Housing Program.

This can be yours for \$250,000

Income and program eligibility requirements apply.

Please contact us for more information



NeighborWorks® HomeOwnership Center
of Dutchess County
291 Mill Street Poughkeepsie, NY 12601
(845) 454-9288



**Village of Pawling
Moderately Priced Housing Program**

The sale price for the home for sale at 33 Baxter Road in the Baxter Green Subdivision is set at \$250,000. This home may be may be purchased through an application process to financially eligible households as described in the village's ordinance. To be eligible, applicant's household income must be at or below the following:

- 1 person household - \$53,680*
- 2 person household - \$61,336*
- 3 person household - \$68,992*
- 4 person household - \$76,648*
- 5 person household - \$82,808*
- 6 person household - \$88,896*

Subject to change annually by HUD.

Household income shall include the income of all household members who will occupy the unit. The unit must be used as the buyer's primary residence.

In addition, the ordinance establishes the following priority order for applications:

Category 1.

- 1. Village and Town of Pawling Municipal employees for at least two years
- 2. Pawling Central School District employees for at least two years
- 3. Volunteer Fire Company and Ambulance Corps members for at least 5 years
- 4. Military Veterans who were residents for at least 2 years prior to service

Category 2

- 1. Households whose head of household or spouse is thirty(30) years of age or younger and is employed by the Village or Town of Pawling
- 2. Households whose head of Household or spouse is sixty-two(62) years of age or older

Category 3

- 1. Other persons employed in the Village or Town of Pawling
- 2. Other persons employed by employers whose business serve the Village of Pawling area

Category 4

- 1. All other financially-Eligible Households

The Village or the Town does not provide financing for these units. You must be able to qualify for a mortgage, make a down payment and pay the closing costs that are necessary to purchase a unit. To obtain a mortgage you need good credit, steady income and the unit must be affordable for your household's income.

NHC-DC will review all applications and develop a priority list, omitting the ineligible applications, and NHC-DC will issue an "Eligibility Certificate" to one (1) household and one (1) alternate for each unit available. The priority household will then contact the homeowner to tour the unit and enter into a purchase contract. Eligibility Certificates will be valid for 30 days from the date of issuance with the option to extend for another 30 days upon the approval of the Town and the seller. During this time the eligible household must enter into a contract with the developer to purchase the unit.

Applicants to the Program should take the following steps:

1. Complete and submit the Program application.
2. Assemble and submit the following documents:
 - a. Complete copies of the 2014 and 2015 Federal Tax Returns for each household member, with corresponding forms (W-2, 1099, etc.)
 - b. Four (4) consecutive weeks of most recent pay stubs for each employed household member.
 - c. Additional verification forms may be requested.
 - d. Proof of the ability to obtain a mortgage including:
 1. Pre-approval letter for a mortgage. (There should not be a fee to obtain this letter).

Applications with missing documentation will not be accepted.

For a detailed description of the program, please refer to the Affordable Housing section of the Village of Pawling's zoning law.

Applications will be accepted at NeighborWorks HomeOwnership Center of Dutchess County (NHC-DC), 291 Mill Street, Poughkeepsie, NY 12601 or the Village of Pawling, 9 Memorial Avenue, Pawling, NY 12564. You can also stop by either location to pick up an application packet.

Village of Pawling Affordable Housing Program Application

Return completed application to: Lashonda Denson, NeighborWorks HomeOwnership Center of Dutchess County, 291 Mill Street, Poughkeepsie, NY 12601.
 Please check which home(s) you are applying for:

_____ 33 Baxter Rd

APPLICANT (A)

First	Middle Initial	Last Name
Mailing Address		
City, State, Zip		
County		
Home Phone	Work Phone	
Fax	Cell Phone	
E-Mail	Social Security #	

Date of Birth: _____ US Citizen: Foreign Born: Disabled:

Single Married Legally Separated Widowed Divorced

Military Status: Active Military Veteran

Degree: College GED/H.S. Diploma Primary Vocational

CURRENT MEMBER OF TOWN OR VILLAGE VOLUNTEER FIRE DEPT OR OTHER EMERGENCY SERVICES AGENCY

RACE/NATIONAL ORIGIN

You are not required to furnish this race/origin information, but are encouraged to do so. You may not be discriminated against on the basis of this information, nor on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race or sex, it is required by Federal regulations to note the information on the basis of visual observation or surname. If you do not wish to furnish the information, please check below.

I do not wish to furnish this information

- American Indian, Alaskan Native
- Asian
- Black or African American
- Native Hawaiian or Other Pacific Islander
- White
- Hispanic or Latino
- Not Hispanic or Latino

SEX

- Female
- Male

LIST HOUSEHOLD MEMBERS AND DEPENDENTS - Family Size: _____

A/C	First and Last Names	Age	DOB	Relationship	Household	Dependant	(if applicable) Annual Income
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____

COMMENTS:

CO-APPLICANT (C)

First	Middle Initial	Last Name
Mailing Address		
City, State, Zip		
County		
Home Phone	Work Phone	
Fax	Cell Phone	
E-Mail	Social Security #	

Date of Birth: _____ US Citizen: Foreign Born: Disabled:

Single Married Legally Separated Widowed Divorced

Military Status: Active Military Veteran

Degree: College GED/H.S. Diploma Primary Vocational

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- Black or African American
- Native Hawaiian or Other Pacific Islander
- White
- Hispanic or Latino
- Not Hispanic or Latino

SEX

- Female
- Male

APPLICANT EMPLOYMENT

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:
 GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

APPLICANT PART-TIME/SECOND JOB

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Years on Job _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:
 GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

PREVIOUS EMPLOYMENT WITHIN PAST TWO YEARS (W-2s)

A/C	Employer Name
A/C	Employer Name
A/C	Employer Name
A/C	Employer Name

CO-APPLICANT EMPLOYMENT

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:
 GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

CO-APPLICANT PART-TIME/SECOND JOB

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Years on Job _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:
 GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

Position	Start Date	End Date
Position	Start Date	End Date
Position	Start Date	End Date
Position	Start Date	End Date

OTHER INCOME (Supporting Documentation i.e. Child Support Agreement, Award Letter, Statements, etc.)

Type	A/C	Monthly \$	Remarks	A/C	Monthly \$	Remarks
Alimony				Public Assistance		
Child Support				Social Security		
Disability				Trust Fund		
Insurance/Annuity				Unemployment		
Interest/Dividends				VA Benefits		
Pension				Workers Comp.		

ASSETS (Supporting Documentation i.e. Account Statements. Note: You must also include the value of any assets disposed of in the past 24 months at less than fair market value.)

Type	A/C	Current Value	Penalty to Convert to Cash	Interest Rate	Asset Income
Checking	_____	_____	_____	_____	_____
Checking	_____	_____	_____	_____	_____
Money Market	_____	_____	_____	_____	_____
Mutual Fund	_____	_____	_____	_____	_____
Savings	_____	_____	_____	_____	_____
Savings	_____	_____	_____	_____	_____
401K	_____	_____	_____	_____	_____
401K	_____	_____	_____	_____	_____
Bonds	_____	_____	_____	_____	_____
Business	_____	_____	_____	_____	_____
CVLI	_____	_____	_____	_____	_____
Stocks	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____

STATEMENTS BY ALL ADULT HOUSEHOLD APPLICANTS:

1. We certify that all information given in this application and any addenda thereto is true, complete and accurate. We understand that if any of this information is false misleading or incomplete, the application will be rejected.
2. We authorize Hudson River Housing and/or its agents to make any and all inquiries to verify this information, which may then be released to appropriate local agencies, and to contact previous and current landlords or other sources for verification or confirmation.
3. We authorize Hudson River Housing or its agents to obtain one or more "consumer reports" as defined in the Fair Credit Reporting Act, 15 U.S.C. Section 1681a(d) seeking information on our credit worthiness, credit standing, and credit capacity.
4. We understand that in the event our application qualifies for and is considered for homeownership of the subject premises, that our application may be placed in a lottery for the home that will be drawn on a date to be announced. The selected lottery candidate will then be invited to make an offer on the available home. Submission of a complete and acceptable application is not an offer, or therefore, a promise or guarantee that we will be chosen as the purchasers of the subject property.

SIGNATURE OF APPLICANT	_____	DATE	_____
SIGNATURE OF CO-APPLICANT	_____	DATE	_____
SIGNATURE OF CO-APPLICANT	_____	DATE	_____
SIGNATURE OF CO-APPLICANT	_____	DATE	_____



EQUAL HOUSING
OPPORTUNITY