

You May Qualify for a New Home in the Town of East Fishkill's Affordable Housing Program

Four Corners Development

\$214,325

Located minutes from Route 9, I-84 and the Taconic State Parkway. Hopewell Glen and Four Corners offers landscape maintenance and an on-site community club house with swimming pool and tennis court.



Homes are currently available to income eligible first time home buyers.*

*Income Restrictions/Requirements apply.

- **3 Bedrooms**
- **2.5 Baths**
- **2 Car Garage**
- **Spacious Master Bath**
- **Well Appointed Kitchen Adjacent to the Family Room**
- **Wappingers Central School District**

For information please contact:

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

Idenson@hudsonriverhousing.org

Applications are available at www.hudsonriverhousing.org and at www.eastfishkillny.org



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Town of East Fishkill Moderately Priced Housing Program

The sale price for the units available at Four Corners is \$ 214,325. The sale price for the Units available at Hopewell Glen is \$211,706. Units may only be purchased by first time homebuyers. For the purpose of this Program a first time homebuyer is defined as a household who has not owned any home in the past five years. Furthermore, to be eligible, applicant's household income must be at or below the following:

- 1 person household - \$73,200*
- 2 person household - \$83,640*
- 3 person household - \$94,080*
- 4 person household - \$104,520*
- 5 person household - \$112,920*
- 6 person household - \$121,320*

* 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:

1. Employees of the Town of East Fishkill
2. A member of East Fishkill's Volunteer Fire Department
3. Elderly (65 or older) or disabled residents of the Town
4. Honorably discharged US veterans who are residents of the Town
5. All other Town residents
6. People who work at businesses within the Town
7. Others

The Town or the developer 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.

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. Documentation for other household income (Social Security, Worker's Compensation, Child Support, etc.)
 - d. Checking account statements for the last six (6) months and the most recent savings account statement(s).
 - e. 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).

NHC-DC will review all applications and develop a priority list, omitting the ineligible applications. NHC-DC will issue an "Eligibility Certificate" to one (1) household and one (1) alternate for each unit available. The household should then contact the developer to tour the unit and enter into a purchase contract, which must take place within 30 days. 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. Eligible households must close on the unit within 90 days of signing the purchase contract. The Eligibility Certificate will be withdrawn if the eligible household fails to meet these deadlines. This process will continue until all units have been sold.

Applications with missing documentation will not be accepted.

For a detailed description of the program, please refer to the Affordable Housing section of the Town of East Fishkill's zoning law.

Applications can be downloaded at www.hudsonriverhousing.org and at www.eastfishkillny.org. Applications will be accepted at NeighborWorks HomeOwnership Center of Dutchess County (NHC-DC), 291 Mill Street, Poughkeepsie, NY 12601

Hudson River Housing, Inc.

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:

_____ Four Corners

_____ Hopewell Glen

Applicant (A)

Co-Applicant (C)

First Name Middle Initial Last Name

First Name Middle Initial Last Name

Mailing Address

Mailing Address

City, State Zip County

City, State Zip County

Physical Address (if different)

Physical Address (if different)

City, State Zip County

City, State Zip County

E-Mail

E-Mail

Home Phone Work Phone Cell Phone Fax

Home Phone Work Phone Cell Phone Fax

Social Security Number Date of Birth Current Age

Social Security Number Date of Birth Current Age

U. S. Citizen Foreign Born Resident Alien Other

U. S. Citizen Foreign Born Resident Alien Other

Single Married Legally Separated Separated Divorced

Single Married Legally Separated Separated Divorced

Military Status Active Veteran No

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Education: College GED/HS Diploma Primary Vocational

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Current member of East Fishkill's Volunteer Fire Dept? Owned a Home in the past Five years?

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You are not required to furnish this 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.

RACE/NATIONAL ORIGIN (A)

- I do not wish to furnish this information
- American Indian, Alaskan Native White
- Asian Hispanic/Latino
- Black or African American Not Hispanic/Latino
- Native Hawaiian or Other Pacific Islander

RACE/NATIONAL ORIGIN (c)

- I do not wish to furnish this information
- American Indian, Alaskan Native White
- Asian Hispanic/Latino
- Black or African American Not Hispanic/Latino
- Native Hawaiian or Other Pacific Islander

SEX (A): Female Male

SEX (C): Female Male

LIST ADDITIONAL HOUSEHOLD MEMBERS AND DEPENDENTS (Do not include Participant and Co-Participant listed above)

First and Last Names	Age	DOB	Relationship	Student	Earn/Receive \$	Comments
_____	_____	_____	_____	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	_____
_____	_____	_____	_____	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	_____
_____	_____	_____	_____	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	_____
_____	_____	_____	_____	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	_____

Total Household Size: _____ Single Adult 2 Adults Single Parent 2-Parents Section 8 to Homeownership

Comments:

Affordable Housing Program Application

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.) Please keep in mind that any information not filled in may cause delay in the processing of this application

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	_____	_____	_____	_____	_____
Real Estate	_____	_____	_____	_____	_____
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