

St. Louis Schoolhouse Lottery Application Fall River, MA

Completed Applications must be delivered by 2:00pm on May 20th, 2025
The first affordable homes are expected to be ready immediately following the lottery.

Sales Price

1BR 80% AMI Condos - \$188,508 (condo fee: \$247/mo.)

1BR 100% AMI Condos - \$233,213 (condo fee: \$329/mo.)

2BR 80% AMI Condos - \$212,075 (condo fee: \$278/mo.)

2BR 100% AMI Condos - \$262,520 (condo fee: \$369/mo.)

**sales price does not change based on applicant's income*

*Monthly Condo fees will cover the cost of parking and building maintenance, which includes maintenance of fire sprinklers and alarms and elevator and chair lift, garbage removal, snow shoveling, cleaning and repairs, landscaping, and insurance.

80% AMI Maximum Household Income Limits:

\$62,950 (1 person), \$71,950 (2 people), \$80,950 (3 people) \$89,900 (4 people)

100% AMI Maximum Household Income Limits:

\$78,680 (1 person), \$89,920 (2 people), \$101,160 (3 people) \$112,400 (4 people)

All households, with the exception of current recipients of HUD assistance, shall not have total gross assets exceeding \$150,000 in value. Assets do NOT include up to \$250,000 held in any IRS-recognized retirement plan. There are no MINIMUM Household Income Requirements, but households must have mortgage pre-approvals at the time of application. **Please read the Information Packet for more details.**

Directions:

Applications must be completed and submitted as specified by the date at the top of this page. The first section must be filled out entirely in order for your application to be processed. Every space given to initial must be initialed, even if you answer "N/A". If a question does not apply to you, check "N/A". LEAVE NOTHING BLANK. Send or drop off all applications and documentation by the date at the top of this page to:

SEB Housing
Re: St. Louis Schoolhouse
257 Hillside Ave
Needham, MA 02494
Fax: (617) 782-4500
Email: info@sebhousing.com

Este documento es muy importante. Favor de comunicarse con el SEB Housing en info@sebhousing.com o (617) 782-6900 x3 y deja un mensaje para ayuda gratis con el idioma.

Isso é um documento importante. Entre em contato com a SEB Housing em info@sebhousing.com ou (617) 782-6900 x2 e deixe uma mensagem para obter ajuda gratuita com o seu idioma



Section 1

The Program Application and Definitions

St. Louis Schoolhouse. Please provide all the following contact information for the Head of Household

(please print clearly):

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Cell Phone:(_____) _____ Home Phone:(_____) _____

Work Phone:(____) _____

Email address: _____ @ _____

Please note: We will only use your email address to contact you about this application. Providing your email should facilitate the process of completing your application as you will be notified of missing documentation faster than if we can only send notifications via postal mail. We will not contact you about future lotteries unless requested.

Bedroom Size Information: ☐ 1 Bedroom ☐ 2 Bedroom

Please fill out the chart below for everyone who will be occupying the unit:

NAME	AGE	HEAD OF HOUSEHOLD OR DEPENDENT	RELATIONSHIP TO APPLICANT LISTED AT THE TOP OF THIS PAGE	IS THIS PERSON A FULL-TIME STUDENT OR WILL BE A FULL-TIME STUDENT IN THE NEXT 12 MONTHS?	
				Yes	No
				Yes	No
				Yes	No
				Yes	No

I certify that my Household Size is (total number of household members) _____.

Initial(s): _____

Initial(s): _____

HOMEBUYER PREFERENCE

Please answer the following questions to determine whether you qualify as a “Disproportionately Impacted Household,” which would give you priority on the lottery waiting lists. If you answer “Yes” to either of the following questions, you will need to provide supporting documentation after the lottery proving that you meet the specific criteria to which you answered “Yes.” You do not need to provide any documentation now.

Do you live in a Qualified Census Tract (QCT)? In order to determine whether you live in a QCT, follow these instructions:

- (a) click this link https://www.huduser.gov/portal/sadda/sadda_qct.html;
- (b) enter your address in the box on the map that says “ where it says “Find address or place”;
- (c) where it says “Select Layer(s)” in the grey box to the left of the map, click the box that says “Color QCT Qualified Tracts (Zoom 7+)”.
- (d) after you’ve clicked that button, look at the map to the right. If, on the map, the pin for your address shows up in an area shaded in purple, you are in a QCT. If the pin showing your address is not shaded in purple, you are not in a QCT. (if you do not see any shading, make sure to zoom out)

If, after reading the above directions, you’re still unsure if you live in a QCT, please contact SEB Housing and a member of their staff will assist you.”

Do you live in a Qualified Census Tract?

- ☐ **Yes**
- ☐ **No**
- ☐ **Unsure**

If you answered “Yes,” then after the lottery, if you are invited to move forward, you will need to provide any one of the following documents showing your name and address, and a date that is within the lottery application period:

- Signed lease (at-will lease counts)
- Car registration or car insurance cover page
- Renter’s insurance
- Heating bill (gas, electric, oil)
- Cable/Data/Internet bill
- Voter registration
- Cell phone bill or landline phone bill

Do you live in one of the following Towns or Cities?

Boston, Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton Westfield, Worcester, Framingham, or Randolph.

☐ Yes

☐ No

If you answered “Yes,” then after the lottery, if you are invited to move forward, you will need to provide any one of the following documents showing your name and address, and a date that is within the lottery application period:

- Signed lease (at-will lease counts)
- Car registration or car insurance cover page
- Renter’s insurance
- Heating bill (gas, electric, oil)
- Cable/Data/Internet bill
- Voter registration
- Cell phone bill or landline phone bill

LOCAL PREFERENCE INFORMATION

(Please note that documentation will be required to verify preferences AFTER the lottery and **households who incorrectly apply for a preference will be dropped from all waiting lists**)

Do you or any member of your household qualify for Local Preference? An applicant qualifies for local preference if the applicant or a member of their household fit into one of the following categories (A) a current resident of Fall River or (B) an employee of a business located in Fall River including City employees or (C) a current student in the Fall River school system (including METCO students).

☐ Yes

☐ No

If you answered “Yes” for Local Preference, then AFTER the lottery, if you are invited to move forward, you will be required to submit documentation as outlined below:

If qualifying under definition (A) as detailed above: I have submitted a Copy of two (2) utility bills 1 from each utility company in my name dated within the last 60 days, e.g., (1) electric, (1) oil, (1) cable, (1) gas, or (1) telephone **landline (not cell phone)**. If utility bills cannot be provided the following documentation **must** be provided: current signed lease **AND** proof of voter registration from City of Fall River Election Department

If qualifying under definition (B) as detailed above: I have submitted copies of pay-stubs *AND IF THE PAY STUBS DO NOT SHOW THE ADDRESS OF THE JOB* I have submitted a **signed statement** from my employer on company letterhead the states the address of the job and the employee’s name.

If qualifying under definition (C) as detailed above: I have submitted copies of Fall River school transcripts **AND** proof of relation to the student (by birth certificate or legal guardianship or divorce decree)

DISABLED-ACCESSIBLE PREFERENCE INFORMATION

Are you, or any member of your household, in need of an accessible unit? This is defined as persons with a physical disability that meet standards established by the Executive Office of Housing and Livable Communities and state laws for disabled accessible housing and who needs the features of a disabled-accessible unit.

☐ Yes

☐ No

HOMEOWNERSHIP (CIRCLE "YES" OR "NO")

Does anyone on this application currently own a home?

YES NO

If you answered YES, you are not eligible for this opportunity. *Households cannot currently own homes and be eligible for this opportunity. Please see the Info Packet for more details.*

Has anyone listed on this application owned a home in the past 3 years and has sold the home?

YES NO

If you answered NO, please move on to the next page.

If you answered YES, you must answer all the following questions to see if you qualify for an exception (*as the following exceptions apply to households who have owned a home in the past 3 years but do NOT currently own a home*).

To qualify as a displaced homemaker, please answer the following questions about the person that has owned a home in the past 3 years but does not currently own the home:

Are they an adult?

YES NO

Have they owned a home only with a partner?

YES NO

While married did they not work full-time, full year in the labor force but worked primarily without remuneration to care for the home or family?

YES NO

Are they currently divorced from a spouse?

YES NO

If you answered NO to the last question, you must finalize your divorce before you can be placed on the Waiting List. **Please read the Information Packet for more details.**

To qualify as a single parent, please answer the following questions about the person that has owned a home in the past 3 years but does not currently own the home:

Do you have 1 or more child of whom you have custody or joint custody, or are you pregnant?

YES NO

Did you own a home with your partner or reside in a home owned by your partner?

YES NO

Are you unmarried or legally separated from your spouse?

YES NO

If you answered NO to the last question, you must finalize your divorce before you can be placed on the Waiting List. **Please read the Information Packet for more details.**

MORTGAGE QUALIFICATIONS

1. What is the *estimated* total net value of your assets?
(Please see the Asset Table in the Application Below)

\$

Box 1

2.. What is the size of the loan in your mortgage pre-approval?

\$

Box 2

3. What is the total of Box 1 + Box 2?

\$

Box 3

If Box 3 is less than the sales price of the affordable units, you will not be allowed to move forward in this application process for that unit. Please speak to your lender for more details.

REMINDERS:

- If you are invited forward after the lottery and are able to purchase one of these homes, you will need to provide a minimum 3% down payment or qualify for an approved Down Payment Assistance program; pay closing costs (or get financial assistance toward closing costs from a product designed to help with closing costs); and complete homeownership counseling prior to closing.

- Applicants for 80% AMI units who have not owned a home in the past three (3) years **may** be eligible for a loan/grant of up to \$10,000 from the City to assist with a down payment. Interested households are encouraged to contact: CDA@fallriverma.gov or 508.679.0131 to see if they may be eligible.

RELATED PARTY

Is any member of the household related to or employed by the developer or related to or employed by the Property Management Company?

☐ Yes ☐ No

If yes, please explain the relationship in the space provided here:

DATABASE INFORMATION

How did you find out about this affordable housing opportunity?

(please be as specific as possible, if found "online" please provide web address)

REASONABLE MODIFICATION OR ACCOMMODATION

Persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, (“practices”) when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing. If you have a reasonable accommodation request related to *this Application/Certification*, please describe it here. If you have any *other* requests, including a reasonable accommodation request related to the *Owner/Developer’s* practices, or a reasonable modification request related to the physical structure of the building or unit, do *not* list it here. That request must be made directly to the Owner/Developer.

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INSTRUCTIONS FOR COMPLETING THE FOLLOWING INCOME TABLE

Please complete the Income Table on the following two pages. After the lottery, top households will be asked to attach supporting documentation which includes, but is not limited to, the **five most recent consecutive pay stubs and/or income statements for all sources of income, W-2 statements** and the **THREE most recent federal income tax returns** (including all attachments and amendments) for each member of the household.

For the purpose of **income determination**, “**Household**” shall mean all persons who intend to occupy the housing unit as their permanent primary residence, even if they are not included on the mortgage. Households applying without their spouse do not need to include their spouse’s income in the chart below, however, if that household is still married at the time of full income screening after the lottery, even if separated, the spouse’s income will be included. The incomes of *all* household members will be included, with the exception of income from employment for household members under the age of 18 or any income over \$480/year of full-time students who are dependents (but please note that documentation of income for those dependents still needs to be supplied).

Please note:

1. Gross income from current wages, salaries, tips, etc. is the full amount, before any deductions, and is the amount used to determine estimated current annualized income.
2. For self-employed applicants- include the contract or job name in the space provided. You will be directed to all the additional documentation you will need to submit in **Section 2**.
3. “Interest Income” refers to any amount that you receive from any asset except for amounts drawn down from a retirement account or 401K as those go on the lines for “pension” or “retirement funds”.
4. Households, or their families, cannot have a financial interest in the development and a households member cannot be considered a Related Party.

INCOME

Household Member Name	Source of Income	Current GROSS Monthly Income
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Employer (name)	
	Self-Employed (contract/job name)	
	Self-Employed (contract/job name)	
	Self-Employed (contract/job name)	
	Child Support/Alimony	
	Child Support/Alimony	
	Social Security Income	
	Social Security Income	
	Social Security Income	
	Social Security Income	
	SSDI	
	SSDI	
	Pension (list source)	
	Pension (list source)	
	Retirement Distributions	

Household Member Name	Source of Income	Current GROSS Monthly Income
	Unemployment Compensation	
	Workman's Compensation	
	Severance Pay	
	Title IV/TANF	
	Full-Time Student Income (18 & Over Only)	
	Full-Time Student Income (18 & Over Only)	
	Periodic payments from family/friends & Recurring Gifts <i>(i.e. monthly/weekly money from family/friends)</i>	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Interest Income (source)	
	Other Income (name/source)	
	Other Income (name/source)	
	Gross Monthly Household Income (GMHI)	\$ /month

GMHI x 12 =	Gross Annual Household Income	\$ /year
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ASSETS

If a section doesn't apply, cross out or write N/A. In the next section you will be directed to submit detailed bank/balance statements for EVERY ASSET listed here. If any household member has divested themselves of an asset for less than full and fair present cash value of the asset within two years prior to this application, the full and fair cash value of the asset at the time of its disposition must be listed below.

	Bank Name	Last 4 Digits of Acct Number	Amount	
Checking Accounts			Balance \$	
			Balance \$	
			Balance \$	
			Balance \$	
Savings Accounts			Balance \$	
			Balance \$	
			Balance \$	
			Balance \$	
Money Transfer Applications	Circle all that apply in the next space →	Venmo PayPal	CashApp Other	Balance \$
Trust Account			Balance \$	
Certificates (or CDs)			Balance \$	
			Balance \$	
			Balance \$	
Savings Bonds	Maturity Date:		Value \$	
	Maturity Date:		Value \$	
401k, IRA, Retirement Accounts	Company Name:		Value \$	
	Company Name:		Value \$	
	Company Name:		Value \$	
	Company Name:		Value \$	
Mutual Funds	Name:	# of Shares:	Interest/ Dividends	Value
			\$	\$
			\$	\$
			\$	\$
Stocks			\$	\$
			\$	\$
			\$	\$
Bonds			\$	\$
			\$	\$
Investment Land (not a home)			Net Equity \$	
Down-Payment Assistance <i>(An anticipated one-time gift from family/friends to help with the mortgage down-payment)</i>			\$	

MORTGAGE PRE-APPROVAL

REQUIREMENT

Applications without mortgage pre-approvals will not be accepted for the lottery.

I have attached a mortgage pre-approval that meets each and every one of the following standards for this affordable housing program:

MORTGAGE PRE-APPROVAL STANDARDS:

- The mortgage/loan must have a fixed interest rate through the full term of the mortgage.
- The loan must be a conforming loan at industry-standard rates
- The buyer must provide a down payment of at least 3%.
- Households must pay closing costs (or get financial assistance toward same) and complete homeownership counseling prior to closing.

If buyer is obtaining an FHA or VA loan, they are strongly encouraged to get verification from their lender that the terms of the Deed Restrictions are acceptable.

I understand that I can go to any lender of my choosing as long as the pre-approvals abide by the above standards but it is strongly recommended that I talk to a lender that has familiarity with affordable housing in Massachusetts as they will be more familiar with the process, mortgage requirements, and Deed Restrictions than a lender with no experience in affordable housing. A list of recommended lenders is in the Mortgage Pre-Approval section in the Information Packet.

I understand that the mortgage pre-approval process should be my first step in documentation gathering as this entire process and program depends on my ability to eventually get a mortgage so I can purchase a home.

I also understand that I should make copies of all the documentation I give to my bank as I may need copies to submit with this application.

I have shown the Deed Riders and Deed Rider Summary to my lender and they have confirmed that the restrictions contained therein are acceptable.

Initial(s): _____

Initial(s): _____

You must now read, sign and date the following question AND read, sign and date the following page.

**DEED RIDER, HOMEBUYER DISCLOSURE STATEMENT, AND SUMMARY OF DEED RESTRICTIONS
SIGNATURE OF UNDERSTANDING:**

I/We have read the resale restrictions for St. Louis Schoolhouse and agree to the restrictions. I/We understand that the summary of the Deed Riders in the Information Packet is not the actual Deed Riders and it is only intended to provide general information about Property Restrictions governing this Affordable Housing Program. I/We understand that a full copy of both Deed Riders, a Summary of Deed Restrictions, and a one page Homebuyer Disclosure Statement are available under the listing on the SEB Housing website: <https://sebhousing.com/affordable-housing-opportunities/> and that if requested, a copy of either example Deed Rider or Disclosure Statement, or the Summary of Deed Restrictions can be mailed to me.

Full Signature of Applicant: _____ Date: _____

Full Signature of Co-Applicant: _____ Date: _____

Please be sure to fully sign the lines above and not just initial them.

Please read each item below carefully before you sign.

1. I hereby declare under pain and penalty of perjury that the information provided on every page of this application is true and correct. I understand that if any sources of income or assets are not disclosed on this application, or any information provided herein is not true and accurate, this application may be removed immediately from further consideration and I will no longer be allowed to reserve a unit.
2. I understand that this application will be incomplete if I do not sign and date this page and initial at all indicated points in the application and that the failure to timely and/or fully supply information in accordance with the application may result in the the denial of my application and loss of position on all Waiting Lists.
3. The undersigned certify that none of the people listed in this application, or their families, have a financial interest in the development and none of the people listed in this application can be considered a Related Party by the affordable housing guidelines that govern this property.
4. The undersigned certify that the affordable unit will be undersigned's principal residence and the undersigned cannot own a home elsewhere or in trust while living in an affordable unit.
5. I understand that while previous years' tax transcripts and documentation are required, SEB Housing LLC does not use income reported on the previous years' tax documentation to calculate current annualized income.
6. I understand that the Purchase and Sale Agreement for the units to be occupied through this affordable housing program may be subject to cancellation if any of the information above is not true and accurate.
7. I understand that this is a preliminary application and the information provided **does not** guarantee housing.
8. I understand that any material change in the income or assets of my household that occurs after the submission of this application may make me ineligible for affordable housing. I understand that any changes to income or assets that may put my household into another income tier must be reported to SEB Housing.
9. Mortgage Co-signers **are not** permitted unless they are co-tenants who will reside in the unit.
10. I acknowledge that if my email address is provided in this application, SEB Housing, LLC will correspond with me by email instead of postal mail unless I make a written request otherwise. I understand that any changes to my contact information must be reported to SEB Housing.
11. I acknowledge that the determination of eligibility by SEB Housing is based upon the guidelines that govern the Affordable Housing Program for the development and, as such, barring any confirmed error by SEB Housing in applying the guidelines and/or calculating income, the decision is final and I further agree to hold harmless SEB Housing from any claim(s) related to this application.
12. The undersigned hereby authorizes any third party to disclose and share information that they hold about me to SEB Housing which is necessary for SEB Housing to perform an analysis of undersigned's eligibility for this affordable unit. This authorization shall remain in effect until revoked by me in writing.
13. The undersigned authorizes SEB Housing to share information and documents with the local Municipality and the Program Administrator that the undersigned has provided to SEB Housing in connection with this Application, if necessary to comply with an audit or other legitimate legal or business interest. The undersigned further acknowledges that SEB is acting as Agent for Ownership and Management of this Property, and that any information or documents shared with SEB may be shared with Ownership or Management. In any case where sensitive or personal information is going to be shared, SEB Housing will comply with applicable data privacy laws.

Applicant's Signature

Date

Applicant's Signature

Date

Attach all documentation as directed on the cover page of this application. For Questions contact info@sebhousing.com or call (617) 782-6900