



your resource for Affordable Housing



***Stonegate St. Patrick
Natick, MA***

Information Package and Lottery Application for Town Home Units

Attached is the information regarding the affordable homeownership units at Stonegate St. Patrick in Natick, Massachusetts. Potential Tenants will not be discriminated against on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by local, state or federal law.

GENERAL INFORMATION

Located at 45 E. Central Street, 4 & 6 Lincoln Street and 3 & 5 Wilson Street in Natick, Stonegate St. Patrick is a new development. Two townhomes are available by lottery, for eligible first-time homebuyers earning up to 80% AMI; one 3 bedroom and one 4-bedroom town home. Each unit includes 2.5 or 3.5 bathrooms, depending on bedroom size, and a washer and dryer. Up to 2 cat or 2 dogs, not to exceed 50 lbs per pet, are allowed. Breed Restrictions will apply. One surface parking space is available at no charge, per unit. Requirements are subject to reasonable accommodation.

The sale prices are:

Three Bedroom: \$325,300 – Monthly Fee: \$225 – 2025 tax rate is \$11.96 per thousand

Four Bedroom: \$347,500 – Monthly Fee: \$275 – 2025 tax rate is \$11.96 per thousand

The town homes will be sold by lottery as outlined in the attached package. Please review the enclosed information packet in detail and complete the application and disclosure statement at the rear of the packet.

PLEASE NOTE: All applicants must provide a complete application which includes a mortgage pre-approval and all financial documentation to be considered for the lottery. An application will be considered incomplete and will not be included in the lottery if all information is not received on or before the application deadline. FHA, Quicken and Rocket loans are not accepted.

Applicants who submit an incomplete application will be notified after the application deadline and will NOT be included in the lottery. Applicants that submit an incomplete application will be notified via email, if available, or by letter. The email or letter will include the list of missing documentation. If you submit the missing documentation and your application is determined complete you would be added to the waiting list. If unfilled units remain after the lottery, the available units would then be offered to you based on the date you were added to the waiting list, subject to applicable preferences. Eligibility would be determined at the time you have the opportunity to purchase.

If you submit a complete application and are determined ineligible based on program guidelines you will have the opportunity to appeal the decision.

KEY DATES

Public Information Meeting Via Zoom

6:30 p.m., Thursday, June 26, 2025

Go to Zoom.com and provide the following when prompted:



Meeting ID: 869 4958 1424

Passcode: 364339

Application Deadline

Monday, July 28, 2025

Lottery Via Zoom

3:00 p.m., Friday, August 29, 2025

Go to Zoom.com and provide the following when prompted:

Meeting ID: 892 4481 7823

Passcode: 926130

For those applicants who are unable to attend the live Zoom or otherwise want to listen, the meeting will be recorded, with those portions not containing unauthorized sensitive personal information and will be available for your listening pleasure.

Thank you for your interest in affordable housing at **STONEGATE ST. PATRICK**. We wish you the best of luck. Please contact MCO Housing Services at 978-456-8388 or email us at lotteryinfo@mcohousingservices.com if you have any questions. We encourage you to advise other people or organizations that may be interested in this program and make copies of the relevant information as needed.



This is an important document. Please contact [AGENCY NAME] at [PHONE #] for free language assistance.

Este documento es muy importante. Favor de comunicarse con el MCO Housing en 978-456-8388 para ayuda gratis con el idioma. (Spanish)

Este é um documento importante. Entre em contato com o MCO Housing Serv no número 978-456-8388 para obter assistência gratuita com o idioma. (Portuguese)

Dokiman sila a enpòtan. Tanpri kontakte MCO Housing la nan 978-456-8388 pou asistans gratis nan lang. (Haitian Creole)

此文件為重要文件。如果您需要免費的語言翻譯幫助，請聯絡 MCO Housing 聯絡方式： 978-456-8388 。

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Это весьма важный документ. Свяжитесь с сотрудником MCO Housing на предмет оказания бесплатной помощи по переводу на иностранный язык (978-456-8388). (Russian)

(Phone #)

នេះគឺជាឯកសារសំខាន់។ សូមទំនាក់ទំនង MCO Housing តាមរយៈ 978-456-8388 ដើម្បីទទួលបានជំនួយ ផ្នែកភាសាដោយឥតគិតថ្លៃ។ [Mon-Khmer, Cambodian]

Đây là một tài liệu quan trọng. Vui lòng liên hệ MCO Housing tại 978-456-8388 để được hỗ trợ ngôn ngữ miễn phí. (Vietnamese)

Kani waa dukumentiyu muhiim ah. Fadlan MCO Housing kala soo xiriir 978-456-8388 si aad u hesho gargaar xagga luqadda oo bilaash ah. (Somali)

هذه وثيقة مهمة. يرجى الاتصال بـ MCO Housing بـ 978-456-8388 للمساعدة اللغوية المجانية.

[Phone #]

[Agency Name]

(Arabic)

Ce document est très important. Veuillez contacter le MCO Housing au 978-456-8388 afin d'obtenir une assistance linguistique gratuite. (French)

Il presente è un documento importante. Si prega di contattare il MCO Housing al 978-456-8388 per avere assistenza gratuita per la traduzione. (Italian)

Stonegate St. Patrick

Question & Answer

The units will be leased in accordance with policies and guidelines established by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities (EOHLC) through its Chapter 40B program.

What are the qualifications required for Prospective Buyers?

- Qualify based on the following maximum income table, which is adjusted for household size:

Household Size	1	2	3	4	5	6	7	8
Maximum Income Limit	\$92,650	\$105,850	\$119,100	\$132,300	\$142,900	\$153,500	\$164,100	\$174,650

(Income limits subject to change based on HUD releasing new limits)

LOTTERY APPLICANT QUALIFICATIONS:

- Total gross household income cannot exceed the above maximum allowable income limits. Income for all adults 18 or older are required. Household income is based on all household members 18 years of age or older.
- Household must be a First Time Homebuyer, defined as not having owned a residential property for three years, including a home in a trust. However, the following exceptions apply:
 - displaced homemakers, where the displaced homemaker (an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner;
 - single parent, where the individual owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of whom the individual has custody or joint custody, or is pregnant);
 - households where at least one household member is 55 or older;
 - households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
 - households that owned a property that was not in compliance with State, local or model building codes and that cannot be brought into compliance for less than the cost of construction a permanent structure.

A home owned by one of the above exceptions must be sold prior to closing of the affordable unit.

- Total household assets shall not exceed \$75,000. Liquid retirement assets are counted.
 - Individual retirement, 401K and Keogh accounts are included when the holder has access to the funds, even though a penalty may be assessed.
 - The valuation of Retirement and Pension Funds differ depending on whether you are employed or are no longer working. If still employed the value is determined using the amount you can withdraw less any penalties or transaction costs. At retirement or termination of employment or upon voluntary withdrawals, receipts from pension and retirement funds are counted as income. The balance of the account is not counted as an asset. Lump sum receipts are counted as assets.
 - Assets divested at less than full market value within two years of application will be counted at full market value when determining eligibility.

Complete Income and Asset Guidelines will be provided upon request, or you can view these guidelines online at www.mcohousingervices.com.

Other program highlights for Lottery applicants:

- Unit must be the principal residence of the owners and cannot be rented or leased unless the Monitoring Agent grants permission.
- Non-household members are not permitted to be co-signers on the mortgage.
- A mortgage pre-approval letter is required to participate in this lottery.



Are there mortgage guidelines that you need to follow?

Yes, they are:

- (1) Must secure a 30-year fixed rate mortgage.
- (2) The loan must have a current fair market interest rate. (No more than 2% (200 basis points) above the current MassHousing Rate.)
- (3) The buyer must provide a down payment of at least 3% of the purchase price and at least half (1 ½%) must come from the buyer's own funds.
- (4) The loan can have no more than 2 points.
- (5) The sales price of the unit is set by MassHousing to be affordable to an income-eligible household paying no more than 30% of their monthly income for housing costs. The buyer may not pay more than 38% of their monthly income for housing costs.
- (6) Non-household members are not permitted to be co-signers on the mortgage.
- (7) FHA, VA, Quicken and Rocket Mortgage loans are not accepted as those programs will not close on Deed Restricted properties.

We recommend you look into the One Mortgage Program through the Massachusetts Housing Partnership (MHP), www.mhp.net, and MassHousing, www.masshousing.com, as both have programs geared to first time homebuyers.

Additional Mortgage Specifics:

1. Your mortgage pre-approval must cover the purchase price. If it does not you will not be included in the lottery. If you are applying for more than one unit size or income limit AMI, then the approval must cover the highest priced unit.
2. Your mortgage pre-approval must be a fixed rate mortgage. Adjustable-rate mortgages will not be accepted, and you will not be included in the lottery.
3. At minimum, your pre-approval must show unit purchase price and financing amount. If it does not you will not be included in the lottery.
4. If your mortgage pre-approval does not have an expiration date, then after 60 days from the date of issue it will be considered expired. If your pre-approval expires after your application submission, we will accept it, but should you have a chance to purchase, your pre-approval will need to be updated prior to final eligibility determination. If it expires prior to your application submission you will not be included in the lottery.
5. If you plan on using a down payment assistance program then the program must be noted in the pre-approval, i.e. Mass Housing downpayment, etc. If a specific downpayment assistance program is not stated in the pre-approval it will not be taken into consideration.
6. We will determine your downpayment amount based on your pre-approval. For example, your purchase price is \$250,000 and you are financing \$225,000 so we expect to see \$25,000 in assets to cover the purchase price. If some of a downpayment is coming through a gift that information should be provided with your application. If we do not see the \$25,000, whether it is your funds or gift monies, then you will not be included in the lottery. As a reminder, the minimum down-payment is 3% of your own funds. If you are receiving a downpayment gift or using a downpayment assistant program, then 1.5% of your own funds is required as long as the total downpayment equals the minimum 3%. Your downpayment can be more than 3% but not less. Also remember you are responsible for downpayment and closing costs.
7. A gift letter must be for a specific amount. If the letter is provided with a range, we will count the highest amount. If this puts you over the asset limit, you will be determined ineligible to purchase. We do not expect the gifts funds to be in your account at the time of eligibility review, but they will be taken under consideration when reviewing your application.
8. If your pre-approval is from any of the stated loans we will not accept (FHA, Rocket Mortgage, Quicken loans) and your application will not be included in the lottery. No exceptions.
9. Online mortgage pre-approvals will not be accepted. You must speak/meet with a mortgage lender who should be checking, at minimum, credit and pay history to determine your ability to secure a mortgage.



10. We will accept no pre-approvals where any information has been crossed out, whited out and submitted with the application.
11. Non-household members cannot be co-signers on your mortgage.

Are there preferences for local residents and those with families?

One of the two units available will be distributed through the Local Pool.

Household size preferences are based on the following:

- a. There is at least one occupant per bedroom.
- b. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
- c. A person described in (b) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on his or her mental or physical health. Reliable medical documentation substantiating the adverse impact must be provided.
- d. A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.
- e. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorce or separation has begun or has been finalized, as set forth in the application.

Persons with disabilities are entitled to request reasonable accommodation of rules, policies, practices, or services or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the person(s) with disabilities equal opportunity to use and enjoy the housing.

Are there any Deed Restrictions?

YES. Deed Restrictions are used to ensure the units are affordable for future buyers. The deed rider requires principal residency, affordability for perpetuity, and prior approval from the City and the Monitoring Agent for capital improvements and refinancing. If you choose to sell your unit you must notify the City and the Monitoring Agent in writing. There is a limit on the resale price. The maximum resale price is determined by the Monitoring Agent using a Resale Price Multiplier, a figure calculated by taking the initial sales price and dividing it by the area median income. **For example**, if the initial three-bedroom sale price is \$325,300 and the current applicable Median Family Income established by HUD is \$160,900, the Resale Price Multiplier would be $\$325,300/\$160,900 = 2.02$.

Upon resale, the Resale Price Multiplier is multiplied by the current Median Family Income to determine the maximum resale price.

All selected applicants are urged to review the Deed Rider with their own attorney. All buyers will be provided with a copy of the Deed Rider at the time of the Purchase and Sale Agreement. Email maureen@mcohousingservices.com for a copy of the Deed Rider.

How much money do I need to make to afford the unit?

The minimum income required to purchase is based upon an applicant's ability to secure a mortgage. Attached is a "Sample Affordability Analysis" based upon current interest rates and anticipated real estate taxes and related housing expenses.

Lottery Process

It is very important for everyone to understand the procedure. Please understand the allowable income guidelines are adjusted based upon your household size. Also be advised that the program and its requirements are subject to changes in local, state or federal regulations.

Lottery Pools



The lottery has two pools – Local Preference and Open. The pool and unit breakdown is as follows:

<u>Bedrooms</u>	<u>Total # of Units</u>	<u>Local Pool</u>	<u>Open Pool</u>
Three Bedroom	1	0	1
Four Bedroom	1	1	0

Eligible applicants will receive a lottery code prior to the lottery. Local applicants would have two opportunities to purchase a unit by being in both the Local Preference Pool and Open Pool.

All eligible applicants will be pulled, and their lottery code announced at the time of the lottery. This order of selection will establish the rankings for the home's distribution. There will be two pools of applicants, one for the Local Preference Pool applicants and the second for Local Preference and non-local applicants (Open Pool). The highest ranked applicants for each unit size, meeting the household size preference (see page 6) in the Local Preference Pool would have the initial opportunity to purchase. The highest-ranking applicant for each unit size, that meets the household size preference, for the Open Pool would have the opportunity to purchase the available home.

NOTE: Homes will not be offered to smaller households until all applicants meeting the household size criteria have been offered a unit. For example, this means if we exhaust the three-bedroom households in the Local Preference Pool we will move to the Open Pool to fill the units before offering to smaller households in the Local Preference Pool.

Time Frames

If you are selected and have the opportunity to purchase the unit, you will speak the Lottery Agent representative to review your application to verify all information. An Applicant selected for the home will start working with their lender immediately to finalize the necessary mortgage loan. Please be advised that the final income verification will be done at the time you have an opportunity to purchase a unit. All applicants must be determined income/asset eligible BEFORE they are entered into the lottery. Applicants must be eligible at the time of application and before they close on the unit.

Approved applicants have approximately two weeks to sign a Purchase and Sale Agreement, when received.

Acceptance of Home

If you choose not to purchase the property, you will go to the bottom of the list and will likely NOT have another opportunity.

Summary

We hope this helps explain the process by which the units will be distributed. It can be a lengthy and sometimes complicated process. We greatly appreciate your participation and wish you the best of luck in the lottery process.



SAMPLE AFFORDABILITY ANALYSIS

	Three Bed	Four Bed
Home Price	\$ 325,300.00	\$ 347,500.00
<i>Interest Rate</i>	6.90%	6.90%
<i>Down Payment (%)</i>	5%	5%
Down Payment (\$)	\$ 16,265.00	\$ 17,375.00
Mortgage Amount	\$ 309,035.00	\$ 330,125.00
Monthly Expenses		
<i>Principal & Interest</i>	\$ 2,036.00	\$ 2,174.00
<i>Real Estate Taxes</i>	324.00	346.00
<i>Private Mortgage Insurance</i>	201.00	215.00
<i>Hazard Insurance</i>	108.00	116.00
<i>HOA Monthly Fee</i>	225.00	275.00
TOTAL Monthly Expenses	\$ 2,894.00	\$ 3,126.00

NOTES:

ALL values are estimates and are subject to change.

Natick 2025 Residential Tax Rate = \$11.96 per thousand

Monthly Condo Fees includes:

Master Insurance studs out
 Landscaping
 Snow removal
 Common Areas
 Maintenance
 Reserve Fund
 Administrative Fees
 Management Fees
 Waste Removal
 Common Utilities*
 Water & Sewer*

*(excluding separately metered charges)

UNIT LOCATIONS

Unit #	AMI	Bedroom Size	# of Baths	Sq. Ft.
4 Lincoln	80%	3	2.5	1,887
5 Wilson	80%	4	3.5	2,117



Townhome Floor Plans – 1st, 2nd, & 3rd floors

Total TH Units: 8

(4) TH Unit A
(4) TH Unit B

Residential:

TH A: 2,120 SF
4Bed/3.5Ba

TH B: 1,890 SF
3Bed/2.5Ba



Stonegate St. Patrick Townhomes

HOMEOWNERSHIP LOTTERY APPLICATION

For Office Use Only:

Date Appl. Rcvd: _____

Local: Y / N

Household Size: _____

Lottery Code: _____

APPLICATION DEADLINE: July 28, 2025

PERSONAL INFORMATION: Please print legibly

Date: _____

Name: _____

Address: _____ Town: _____ Zip: _____

Cell/Home: _____ Work: _____

Email: _____

Have you or any member of your household ever owned or currently own a home? _____

If so, when did or will you sell the home? _____

You must meet one of the Local Preference Eligibility Criteria established by the Town of Natick to be in the Local Preference Pool. Please check the appropriate category(s) that applies to your household:

- ☐ Current Natick Resident
- ☐ Employed by the Town of Natick or the Natick Public Schools
- ☐ Employee working in the Town of Natick or with a bonafide offer from an employer located in the Town of Natick.
- ☐ Parents of children attending Natick Public Schools, i.e. METCO.

Do you require special accommodation? _____ Yes _____ No. If yes, please explain: _____

Bedroom Size: _____ Three _____ Four

The total household size is _____

Household Composition:

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____



Name _____ Relationship _____ Age _____

EMPLOYMENT STATUS: (include for all working household members. Attach separate sheet, if necessary.)

Employer: _____
Street Address: _____
Town/State/Zip: _____
Date of Hire (Approximate): _____
Annual Wage - Base: _____
Additional: _____ (Bonus, Commission, Overtime, etc.)

FINANCIAL WORKSHEET: (Include all Household Income which includes gross wages, retirement income (if drawing on it for income), business income, veterans benefits, alimony/child support, unemployment compensation, social security, pension/disability income, supplemental second income and dividend income.)

Borrowers Monthly Base Income (Gross) _____
Other Income _____
Co-Borrowers Monthly Base Income (Gross) _____
Other Income _____

TOTAL MONTHLY INCOME: _____

Household Assets: (This is a partial list of required assets. A complete list will be provided should you have an opportunity to purchase. Complete all that apply with current account balances)

Checking _____
Savings _____
Stocks, Bonds, Treasury Bills, CD or
Money Market Accounts and Mutual Funds _____
Individual Retirement, 401(k) and Keogh accounts _____
Retirement or Pension Funds _____
Revocable trusts _____
Equity in rental property or other capital investments _____
Cash value of whole life or universal life insurance policies _____
Downpayment Gift _____

TOTAL ASSETS _____

ABOUT YOUR FAMILY: OPTIONAL

You are requested to fill out the following section in order to assist us in fulfilling affirmative action requirements. Please be advised that you should fill this out based upon family members that will be living in the home. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
Black or African American	_____	_____	_____
Asian	_____	_____	_____
Hispanic/Latino	_____	_____	_____
Native Hawaiian / Pacific Islander	_____	_____	_____
Native American or Alaskan Native	_____	_____	_____
Other, Not White	_____	_____	_____



Homeownership

ADDITIONAL INFORMATION:

Please be advised that the income to be used should include income for all members of the household that are to be residing in the home. Applicants will be responsible for all closing costs associated with the purchase of a home. The down payment must be a minimum of 3%, 1.5% or half of which must come from the buyer's own funds, based upon standard underwriting procedures. Some of this may be in the form of a gift depending on the lending institution.

SIGNATURES:

The undersigned warrants and represents that all statements herein are true. Income and assets must be verified and a pre-approval letter from a bank must be submitted before entry into lottery to have an opportunity to purchase the affordable home at Stonegate St. Patrick in Natick, MA. I/we understand, if selected, all information provided shall be verified for accuracy at the time of bank application prior to closing.

Applicant Name _____

Applicant Signature _____ Date: _____

Co-Applicant Name _____

Co-Applicant Signature _____ Date: _____

See page 20 for submission information



Affidavit & Disclosure Form for Homeownership

I/We understand and agree to the following conditions and guidelines regarding the allocation of affordable homes at Stonegate St. Patrick in Natick, MA.

1. The annual total gross household income for my family does not exceed the allowable limits as follows:

Household Size	1	2	3	4	5	6	7	8
Maximum Income Limit	\$92,650	\$105,850	\$119,100	\$132,300	\$142,900	\$153,500	\$164,100	\$174,650

Income from all family members must be included. Income limits subject to change based on HUD updates.

2. I/We have not individually or jointly owned a single-family home, town home, condominium or co-op within the past three (3) years, including homes in a trust. We understand the exceptions that apply.
3. I/We certify that my/our total household assets do not exceed the \$75,000 asset limit and understand additional asset guidelines will be provided if we have an opportunity to purchase. I/We understand that assets divested at less than full market value at least two years prior to application will be counted at full market value in determining eligibility.
4. The household size listed on the application form includes all of the people that will be living in the residence.
5. I/We certify all data supplied on the application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that providing false information will result in disqualification from further consideration.
6. I/We understand that being selected in the lottery does not guarantee that I/we will be able to purchase a home. I/We understand that all application data will be verified and additional financial information may be required, reviewed in detail, and verified prior to purchasing a home.
7. I/We understand that it is my/our obligation to submit the required mortgage pre-approval for the home purchase from a bank experienced with Deed Restricted housing. I/We understand all expenses, including closing costs and down payments, are my responsibility.
8. I/We further authorize MCO Housing Services to verify any and all income, assets and other financial information, to verify any and all household, resident location and workplace information and directs any employer, landlord or financial institution to release any information to MCO Housing Services and consequently the project's Monitoring Agency, for the purpose of determining income eligibility.
9. I/We understand that if selected I/we will be offered a specific home. I/We will have the option to accept the available home, or to reject the available home. If I/we reject the available home I/we will move to the bottom of the waiting list and will likely not have another opportunity to purchase an affordable home at this development.
10. Program requirements are established by the Executive Office of Housing and Livable Communities (EOHLC), and the City of Melrose. I/We agree to be bound by whatever program changes that may be imposed at any time throughout the process. If any program conflicts arise, I/we agree that any determination made by the Monitoring Agent, EOHLC, is final.
11. I/We certify that no member of our family has a financial interest in the project.
12. I/We understand there may be differences between the market and affordable units and accept those differences.



Homeownership affidavit

13. I/We understand these are Deed Restricted units and acknowledge that it is recommended we consult an attorney.

14. I/We understand there can be no changes to the application after the application deadline.

I/We have completed an application and have reviewed and understand the process that will be utilized to allocate the available homes at Stonegate St. Patrick. I/We am qualified based upon the program guidelines and agree to comply with applicable regulations.

Applicant

Co-Applicant

Date:

See page 20 for submission information

APPLICATION TIPS

PLEASE READ THE FOLLOWING CAREFULLY

1. Please take the time to read the application and submit all required documentation. It is your responsibility to provide the correct documentation. If any documentation is missing, we will move to the next applicant on the list.
2. Read the NOTES on the Required Personal Identification and Income Verification Documents. Failure to do so could mean the difference between a complete and incomplete application as well as eligibility for a unit.
3. All financial documentation, income, assets and taxes, are required from all household adults aged 18 or older. No exceptions.
4. All Asset statements must include your name, account number and Institution name. Do not take photos or copy a statement from your phone. If you provide any asset statements without the above information your application is an automatic incomplete.
5. DO NOT ASSUME you do not need to provide a certain document. When in question call or email BEFORE you submit your application.
6. We will not use the amount listed on your paystubs or W2's regarding your retirement account i.e. 401K, 403B, IRA, Roth IRA etc. Your paycheck and W2's informs us you have a retirement account only. You must provide the last statement from whoever is managing the account for MCO to determine the account's value.
7. Do NOT forget to include statements from Robinhood or any other online investment accounts. They are considered part of your assets. If you have an open account, you must provide a statement whether there are any funds in the account or not.
8. If you are unable to provide specific information, then submit a note with your application explaining the circumstances. This will not guarantee your application will be included in the lottery, but depending on the circumstances, we may be able to work with you.
9. Do not take photos with your cellphone of any documentation and email it to us. The photos are not legible, and we will not accept them.
10. You can fax your information, but it is not recommended. If all pages are not received your application would be considered incomplete.

I/We have read the above Application Tips.

Applicant Signature

Date

Co-Applicant Signature

Date



HOMEOWNERSHIP APPLICATION ONLY
Required Personal Identification and Income Verification Documents
TO BE RETURNED WITH APPLICATION

Provide **one copy** of all applicable information. If you have questions call or email us prior to application submission.

Initial each that are applicable and provide the documents. Return this signed sheet with your application.

1. _____ Mortgage Pre-approval – FHA, Rocket Mortgage and Quicken loans are not accepted. Refer to page 5 for Mortgage pre-approval Guidelines and Additional Mortgage Specifics. Provide a copy to your lender.
2. _____ Local Preference, if you qualify you must provide proof, i.e. copy of lease, utility bills, voter registration, paystubs, letter from Natick school if your children currently attends etc.
3. _____ If you require reasonable accommodation you must request at the time of application and provide any supporting documentation, if needed, i.e. letter from doctor, at the same time.
4. _____ The most recent last five (5) **consecutive** pay stubs for all jobs (check/direct deposit stubs). For unemployment DOR verification stating benefits received and pay history. Benefit letter for disability compensation, worker's compensation and/or severance pay.
 - **NOTE:** If you have obtained a new job within the last 12 months you must provide a copy of the Employment Offer Letter.
 - **NOTE:** If you are no longer working for an employer you worked for in the last 12 months, you must provide a letter from the employer with your separation date.
 - **NOTE:** You need to provide 5 pay stubs whether you are paid weekly, bi-weekly, semi-weekly or monthly.
5. _____ Current year Benefit letter providing full amount of gross periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts.
6. _____ Child support and alimony: court document indicating the payment amount and/or DOR statement. If you do not receive child support provide a letter stating that you are not receiving child support or complete the attached Child
7. _____ If you are self-employed you MUST provide a detailed expense and income spreadsheet for the last 12 months and three months of business checking and savings accounts.
8. _____ Federal Tax Returns –2022, 2023, 2024 (NO STATE TAX RETURNS) Transcripts are accepted.
 - **NOTE:** Provide all pages that are submitted to the IRS. For example, if a Schedule 1 is submitted to the IRS and not part of your application, your application will be considered incomplete.
 - **NOTE:** If you have not filed tax returns, in the required years, you must submit a letter from the IRS verifying you have not filed. To obtain the letter submit form 4506-T, located at [irs.gov](https://www.irs.gov), to the IRS and they will mail you the letter or create an account at [irs.gov](https://www.irs.gov) and print out the Verification of Non-filing letter for the tax years needed.



- **NOTE:** If you are unable to locate your tax returns you can submit a Tax Transcript of your tax return. To obtain a Tax Transcript complete Form 4506-T, located at irs.gov, and submit to the IRS or create an account at irs.gov and print out the Tax Transcripts for the year needed.

9. _____ W2 and/or 1099-R Forms: 2022, 2023, 2024

NOTE: If you are unable to locate your W2/1099's you can submit a Wage Transcript of your W2/1099's. To obtain a transcript complete Form 4506-T, located at irs.gov, and submit to the IRS or create an account at irs.gov and print out the required Wage Transcripts.

10. _____ Interest, dividends and other net income of any kind from real or personal property.

11. Asset Statement(s): provide **current** statements of all that apply, unless otherwise noted:

GENERAL NOTE: ALL ASSETS STATEMENTS MUST INCLUDED YOUR NAME, ACCOUNT NUMBER AND INSTITUTION NAME FOR ALL CHECKING, SAVINGS, INVESTMENT ACCOUNTS AND RETIREMENT ACCOUNTS. ANY ACCOUNTS PROVIDED WITHOUT THIS INFORMATION IS AN AUTOMATIC INCOMPLETE APPLICATION.

- _____ Checking accounts – Last **three (3)** months of statements – EVERY PAGE – FRONT AND BACK.

NOTE: Direct deposits from Payroll, SS, tax refund, transfers between your accounts, DOR, DTA etc. we can identify. If you have cash deposits, payroll or non payroll or other income deposits you MUST identify where the funds have come from. For example only, **VENMO, EBAY, POSHMARK, PAYPAL, CASH APP, ATM and MOBILE deposits, ZELLE and other transfers between any accounts but your accounts, etc. There is no way we can list all sources.** If you fail to explain they will be counted as income, which may put you over the income limit.

NOTE: Do NOT provide a running transaction list of activity. You must provide the individual statements.

- _____ Venmo, CashApp, Paypal etc. – provide last **three (3)** months statements. Refer to **NOTE** under Checking accounts above.

- _____ Pre-paid debit card statements – current month.

NOTE: This is NOT your ATM/Debit card. This is usually a separate debit card statement showing income deposited directing onto the debit card, i.e. Social Security or other regular income.

NOTE: If Social Security payments are deposited on a Direct Express card it is your responsibility to provide proof. You can print a statement from the Direct Express website at <https://www.usdirectexpress.com/>.

- _____ Saving accounts – last three months of full statements

NOTES: Direct deposits from Payroll, SS, tax refund, transfers between your accounts, DOR, DTA etc. we can identify. If you have cash deposits, payroll or non payroll or other income deposits you MUST identify where the funds have come from. For example only, **VENMO, EBAY, POSHMARK, PAYPAL, CASH APP, ATM and MOBILE deposits, ZELLE and other transfers between any accounts but your accounts, etc. There is no way we can list all sources.** If you fail to explain they will be counted as income, which may put you over the income limit.



- _____ Revocable trusts
- _____ Equity in rental property or other capital investments
- _____ Investment accounts, including stocks, bonds, Treasury Bills, Certificates of Deposit, Mutual Funds, Money Market, Robinhood and all online accounts etc.
- _____ Retirement including, i.e. IRA's, Roth IRA's, 401K, 403B, Keogh accounts, Pensions etc. from current and past employment.
- _____ Cash value of Whole Life or Universal Life Insurance Policy.
- _____ Personal Property held as an investment
- _____ Lump-sum receipts or one-time receipts

12. _____ Proof of current student status for dependent household members 18 or older and full-time or part-time students. Letter from High School or College providing student status, full time or part time for current **and** next semester. Income for full time college students who are working and a dependent on the parent tax return will only add \$480 to the household qualifying income.

13. _____ A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application, i.e. letter from doctor.

14. _____ If the applicant is in the process of a divorce, the applicant must provide legal documentation the divorce or separation agreement has been finalized. Information must be provided regarding the distribution of family assets, child support, alimony etc. If you are unable to provide then both parties income/assets and first-time homebuyer status will be used in determining eligibility even if the individual will not be living in the home.

15. _____ If you will be receiving a gift for down payment and/or closing costs the giftee needs to provide a letter stating the gift amount. All gifts count toward the asset limit. All applications will be checked for down payment at time of program eligibility determination. We must see proof of those assets to be move forward in the approval process. If we do not see the funds, you will not move forward with the purchase process.

NOTE: If your deposit is cash and you have in your home you must deposit in your bank statement to show evidence of available funds.

The undersigned warrants and represents that all statements herein are true. A mortgage pre-approval letter from a bank and all financial documentation must be submitted to have an opportunity to purchase an affordable home at Stonegate St. Patrick in Natick, MA. I/we understand the process to be included in the lottery and to have an opportunity to purchase based on our program eligibility.

Print Applicants Name(s): _____

Applicants Signature

DATE

Co-Applicants Signature

DATE

See page 20 for submission information



COMPLETE ONE FORM FOR EACH CHILD

Custody & Child Support Affidavit

Applicant/Tenant: _____ **Unit #:** _____

Please complete a separate form for each minor in this unit not living with both biological or adoptive parents:

Child Name/SSN(last four digits)/DOB : _____ / _____ / _____

Name of Absent Parent: _____

Will this child live with you in the tax credit apartment at least 50% of the time?

☐ **YES** ☐ **NO**

Was there a legal marriage to the other parent? ☐ **YES** ☐ **NO** ☐ **STILL LEGALLY MARRIED**

- If **YES**, please submit a copy of the divorce decree, separation agreement, or other document outlining custody arrangements.
- If **NO**, please submit documents such as court order, tax return, school records, or DHS records showing placement of child

Who claimed the child as a dependant on their most recent tax return?

☐ **I did** ☐ **The absent parent** ☐ **Other:** _____ ☐ **No one**

Do you receive support (monetary or not) for this child? ☐ **YES** ☐ **NO**
(Note: "Support" may be legally ordered or an informal agreement)

If **YES** list amount \$ _____ per _____

Have you ever been awarded an amount of child support for this child through the courts?
☐ **YES** ☐ **NO**

If awarded but not paid, have you taken legal action to collect child support?
☐ **YES** ☐ **NO**

If so, please describe efforts and proof: _____

Do you expect to receive child support for this child in the next 12 months?
☐ **YES** ☐ **NO**

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understand that providing false representation herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

(Signature of Household Member)

Date

(Signature of Manager)

Date

Custody & Child Support Affidavit
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Return the following to MCO Housing Services:

1. Completed, signed and dated application
2. Read, signed and dated Affidavit and Disclosure Form
3. Read, signed and dated Application Tip Information Sheet
4. Completed, signed and dated Required Personal Identification and Income Verification Documents Form
5. All required financial documentation
6. Special Accommodation Documentation, if needed
7. Mortgage pre-approval
8. Proof of Local Preference, if applicable
9. Child and Custody Support Affidavit, if applicable. One for each child.

RETURN ALL, postmarked on or before the July 28, 2025 application deadline to:

MCO Housing Services, LLC
P.O. Box 372
Harvard, MA 01451
Overnight mailing address: 206 Ayer Road, Harvard, MA 01451
Phone: 978-456-8388
FAX: 978-456-8986
Email: lotteryinfo@mcohousingservices.com
TTY: 711, when asked 978-456-8388

If you are mailing your application we strongly suggest you send your application either certified mail or priority with a tracking number as you will be able to track the package. It is not unheard of for MCO to receive a letter 2 or more weeks after posting. Mailed applications, postmarked on or before July 15, 2025 and received after July 29, 2025 will not be included in the lottery.

