



your resource for Affordable Housing



## 1151 Walnut Street Newton, MA

### Phase 1 Lottery Information and Application

*Translation services available upon request.*

Located at 1151 Walnut Street in Newton, 1151 Walnut Street Condominium is a new construction 25-unit, condominium ownership building. Five (5) studio, one-and two-bedroom condominiums will be available, by lottery, for eligible first-time homebuyers at 80% and 110% AMI. Three units, studio, one and two-bedroom units, are for households earning up to 80% AMI and two 1-bedroom units are for households earning up to 110% AMI. Each income restricted unit will be assigned one garage parking space at no cost. All units will be handicapped visitable. Pets are allowed, per policy. The project has access to transportation with a bus route on Walnut Street and is located across from the Newton Highlands commuter rail station. Water and sewer are included in the monthly condo fee.

The units are priced as follows:

	Price	Monthly Fee
1-Studio (80%)	\$227,200	\$208
1-One Bedroom (80%):	\$259,400	\$238
2-One Bedroom (110%):	\$360,600	\$330
1-Two Bedroom (80%):	\$291,900	\$267

The 2025 residential tax rate is \$9.80 per thousand. These 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.

The studio and one-bedroom units include 1 bathroom in 732-738 sq. ft. for the one bedrooms and 565 for the studio unit. The two-bedroom homes include 2 bathrooms in 936 sq. ft. All homes include a refrigerator, stove/oven, microwave, central air conditioning and washer and dryer hookups. Electric. Town water and sewer.

All affordable units 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.

#### \*\*\*ANNOUNCEMENT\*\*\*

MCO Housing Services is now accepting applications on-line. The application process will be in two phases. Phase 1 go to page 3 for information on how to apply on-line. You are self-certifying your eligibility and need to provide a mortgage pre-approval, following the guidelines on pages 5, and proof of local preference.

Phase 2 is to provide your financial documentation, if you have the opportunity to purchase, to determine program eligibility. This will happen post-lottery.

Paper applications will be accepted if you are unable to apply on-line.



**Public Information Meeting via Zoom.com**

6:30 p.m., Thursday, March 19, 2026

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

Meeting ID: 891 7720 8172

Passcode: 442916

**Application Deadline**

April 17, 2026

**Electronic Lottery**

**3:00 p.m. Thursday, April 30, 2026**

The Public Information Meeting will be recorded and posted on [mcohousingervices.com](http://mcohousingervices.com) website after the meeting for your listening pleasure.

Potential applicants will not be discriminated against on the basis of race, color, religious creed, marital status, military status, disability, national origin, sex, age, ancestry, sexual preference, source of income, presence of children, or any other basis prohibited by local, state or federal law.

Thank you for your interest in affordable housing at **1151 Walnut Street**. We wish you the best of luck. Please contact MCO Housing Services at 978-456-8388 or email us at [lotteryinfo@mcohousingervices.com](mailto:lotteryinfo@mcohousingervices.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.

Sincerely,



Maureen M. O'Hagan  
MCO Housing Services

# Newton Walnut Street Housing Lottery Registration Link

## Let's Get Started with Pronto Housing

Now it's **easy**, **fast**, and **secure** to apply for affordable housing with **Pronto Housing!**

 Scan the QR code to begin.

- Make an account
- Answer some simple questions
- All online, from your phone or computer!

Need help? Just ask!

<https://prontohousing.io/accounts/registration/6cd1ab06-db67-4741-b81c-8a334feaa44e/>



## 1151 Walnut Street

AFFORDABLE HOMES through the Executive Office of Housing and Livable Communities (EOHLC) Question & Answer

### What are the qualifications required for Prospective Buyers?

The maximum allowable gross income guidelines, adjusted for household size, as follows:

Household Size	1	2	3	4
80% Max Allowable Income	\$92,650	\$105,850	\$119,100	\$132,300
110% Max Allowable Income	\$123,893	\$141,592	n/a	n/a

(Note: This represents 80% and 110% of the annual household median income for the area and is subject to adjustments. This assumes a household size of 1-4 people. The income limits are subject to change based upon HUD updating.)

1. Total gross household income cannot exceed the above maximum allowable income limits. Household income is based on all household members 18 years of age or older.
2. 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:
  - a. 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;
  - b. 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);
  - c. households where at least one household member is 55 or older;
  - d. households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
  - e. 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.

3. Total household assets shall not exceed \$75,000 for the units priced affordable at 80% which are the studio, one- and two-bedroom condos. The two (2) one-bedroom units at 110% AMI have an asset limit of \$150,000. Liquid retirement assets are counted.
  - a. Individual retirement, 401K and Keogh accounts are included when the holder has access to the funds, even though a penalty may be assessed.
  - b. 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.
  - c. Assets divested at less than full market value within two years of application will be counted at full market value when determining eligibility.

Refer to Required Financial Documentation Form at the end of the package for full list of required asset documentation.

### Other program highlights for Lottery applicants:

- Units must be owner occupied. They cannot be rented or leased without permission from the Monitoring Agent
- 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 specific mortgage guidelines?**

Yes, they are:

1. Be fully amortizing fixed rate mortgage with a down payment of at least 3%, at least half of which must come from the buyer's own funds.
2. Be made by an institutional lender.
3. Have a fixed interest rate through the full term of the mortgage that is a current fair market interest rate.
4. No more than 2 points.
5. Monthly housing (inclusive of principal, interest, property taxes, hazard insurance, private mortgage insurance and condominium or homeowner association fees) may not exceed 38% of the buyer's monthly income for the mortgage.
6. Non-household members shall not be permitted as co-signers of the mortgage.
7. FHA, Rocket Mortgage and Quicken loans will not close on deed restricted properties so pre-approvals using those programs will not be accepted.

### **Additional Mortgage Specifics:**

1. Your mortgage pre-approval must cover the purchase price. If you are applying for more than one unit size, 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 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 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 it, it 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 assistance program, 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 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 participate in the lottery.
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 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?**

Yes, 1 80% unit will be distributed through the Local Preference Pool. Priority is for the Group 2A unit. See page 14 for Local Preference Criteria.

**Are there preferences for minorities?**

Yes, if the percentage of minority applicants in the Local Preference Pool is less than the percentage of minorities in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, currently 33.4%, a preliminary lottery will be held, comprised of all the minority applicants who do not qualify for the Local Preference Pool. Minority applicants would be drawn until their percentage in the Local Preference Pool at least meets the percentage in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. Applicants not selected for the Local Preference Pool would be in the Open Pool only.

**Are there preferences for household size?**

Preference for the two-bedroom units will be given to households which require a two-bedroom unit. Second preference will be given to households who require one bedroom.

Unit 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 the consequence of sharing would be a severe adverse impact on his or her mental or physical health and reliable medical documentation is provided substantiating the adverse impact.
- 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 Group 2 ADA compliant units for disabled households?**

All units are wheelchair visitable. One 1-bedroom unit at 80% AMI is a Group 2A unit. 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. If you need reasonable accommodation, it must be requested at time of application with the backup documentation, i.e. letter from doctor.

**Are there any restrictions?**

YES. Deed restrictions are used to protect the affordability of the units for future buyers. The deed restrictions encumber the property in perpetuity, with certain exceptions. If you choose to sell your unit, there is a limit on the resale price. The maximum resale price is determined using a Resale Price Multiplier, a figure calculated by taking the initial sales price and dividing it by the area median income. **For example**, the initial 1-bedroom affordable unit price is \$259,400 and the current area median income is \$160,900, the Resale Price Multiplier would be  $\$259,400 / \$160,900 = 1.61$ .

Upon resale, the Resale Price Multiplier is multiplied by the updated area median income number to determine the maximum resale price.

Applicants are strongly encouraged to review the restrictions in the deed rider with their attorney.



### How much money do I need to make to afford the condominiums?

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

### Lottery Process

Due to the nature of affordable homes availability, it is 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

Five studio, one and two-bedroom condominiums are available by lottery at 1151 Walnut Street Condominium in Newton. The units will be distributed through the Local Preference and Open Pool.

<u>Bedrooms</u>	<u>Total # of Units</u>	<u>Local Pool</u>	<u>Open Pool</u>
Studio 80% AMI	1	0	1
One Bedroom 80% AMI	1 (Group 2A)	1	0
One Bedroom 110% AMI	2	0	2
Two Bedroom 80% AMI	1	0	1

Each eligible applicant will receive a confirmation email, prior to the lottery. The lottery will be conducted electronically and will not be conducted through Zoom. Applicants in the Local Preference Pool would have two opportunities for a unit by also being included in the Open Pool.

All eligible applicants will be pulled electronically at the time of the lottery. Post lottery the ranking lists will be broken out by Local Pool and Open Pool. This will establish the lottery rankings for the distribution of units. If you have the initial opportunity to purchase you will then upload your financial documentation online or provide by email, fax or mail within one week of notification. Unit distribution will be based on the lottery pool and will go to the highest ranked applicants meeting appropriate household size in either the Local Preference or Open Pool who uploads or submits their financial documentation on or before the designated deadline and is determined program eligible. For example, we fill the Local Preference Pool one-bedroom unit, the highest ranked household in the Local Pool that meets the Household Size Preference (see Page 5) for a one-bedroom unit and determined program eligible will be offered the one bedroom unit first. This process will be identical for both the Local Preference Pool and Open Pool and will be used for all unit sizes until all units are sold or until the lottery list is exhausted.

**Please note:** Household size preference will override local preference. This means if we exhaust the applicants in the local pool that require one-bedroom units we will move to the open pool for households requiring one bedrooms. Household size shall not exceed, nor may the maximum allowable household size be more restrictive than State Sanitary Code requirements for occupancy of a unit (See 105 CMR 400). Applicants will not be approved for units larger than their household size allows.

The one-bedroom Handicap accessible unit will be distributed by the following preferences:

1. To households that include a family member needing the features of the unit and having preference under one or more of the Local Preference Criteria as listed on page 14 of this package
2. To households that include a family member needing the features of the unit but that do ***not*** meet the Local Preference Criteria as listed on page 14 of this package.
3. To households meeting the Local Preference Criteria as listed on page 13 of this package.

Post lottery all eligible applicants will receive a copy of the lottery list, as drawn, and the list broken down by bedroom size, AMI and lottery pool which will provide the purchase order of units.

Program eligibility will be determined post-lottery, in Phase 2. Those with the initial opportunity to purchase will have a defined time frame to provide ALL the required financial documentation. If you do not submit all documentation on or before the deadline we will move to the next applicant on the list. Once you are determined program eligible arrangements will be made for applicants to view the units.

### ***Time Frames***

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

### ***Acceptance of Homes***

It is important for all applicants to understand that specific units are attached to specific lottery rankings based upon the projected availability of the completed unit. Applicants may not have a choice of unit locations, style or schedules. You will not be able “pass” on a unit and wait for another unit. If you choose not to take the designated unit, you will go to the bottom of the list and will NOT have another opportunity.

### ***Resale of Units***

The resale of the affordable units will be coordinated by the Monitoring Agent. If you have an opportunity to purchase you will receive a copy of the Homebuyer Disclosure Statement which outlines the limitation on profit, steps to resell the unit, time allowed to sell, and capital improvements etc. If you would like to receive a copy of this document, send an email to [maureen@mcohousing.com](mailto:maureen@mcohousing.com) and a copy will be emailed to you.

### ***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.

#### **Monthly Condo Fee includes:**

Master Insurance – Studs Out  
Common Area Maintenance  
Domestic Water and Sewer  
Landscaping  
Snow Removal and sanding  
Trash Removal  
Common Area Utilities  
Capital Reserve  
Association Management

**AFFORDABILITY ANALYSIS  
(FOR ILLUSTRATION PURPOSES ONLY)**

	Studio	One	One (110%)	Two
<b>Home Price</b>	\$ 227,200	\$ 259,400	\$ 360,600	\$ 291,900
<i>Interest Rate</i>	6.87%	6.87%	6.87%	6.87%
<i>Down Payment (%)</i>	5%	5%	5%	5%
<b>Down Payment (\$)</b>	\$ 11,360.00	\$ 12,970.00	\$ 18,030.00	\$ 14,595.00
<b>Mortgage Amount</b>	\$ 215,840.00	\$ 246,430.00	\$ 342,570.00	\$ 277,305.00
<b>Monthly Expenses</b>				
<i>Principal &amp; Interest</i>	\$ 1,417.00	\$ 1,619.00	\$ 2,250.00	\$ 1,823.00
<i>Real Estate Taxes</i>	186.00	212.00	294.00	238.00
<i>Private Mortgage Insurance</i>	140.00	160.00	223.00	180.00
<i>Hazard Insurance</i>	76.00	86.00	120.00	97.00
<i>Monthly HOA</i>	208.00	238.00	331.00	267.00
<b>TOTAL Monthly Expenses</b>	<b>\$ 2,027.00</b>	<b>\$ 2,315.00</b>	<b>\$ 3,218.00</b>	<b>\$ 2,605.00</b>

**NOTES:**

ALL Values are estimates and are subject to change.

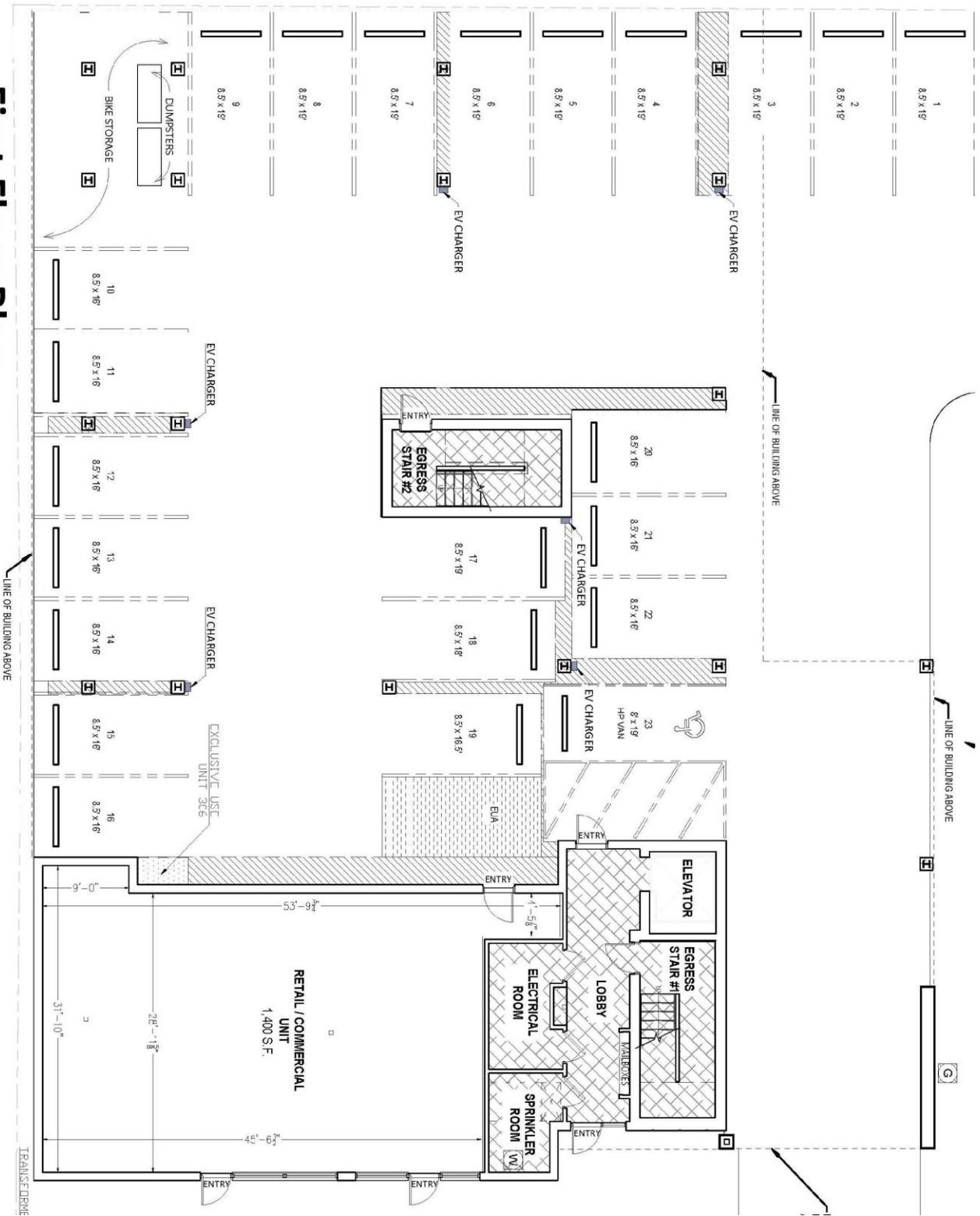
Newton 2025 Residential Tax Rate = \$9.80 per thousand

**Unit Availability and Unit Distribution**

**All units will be available for immediate occupancy**

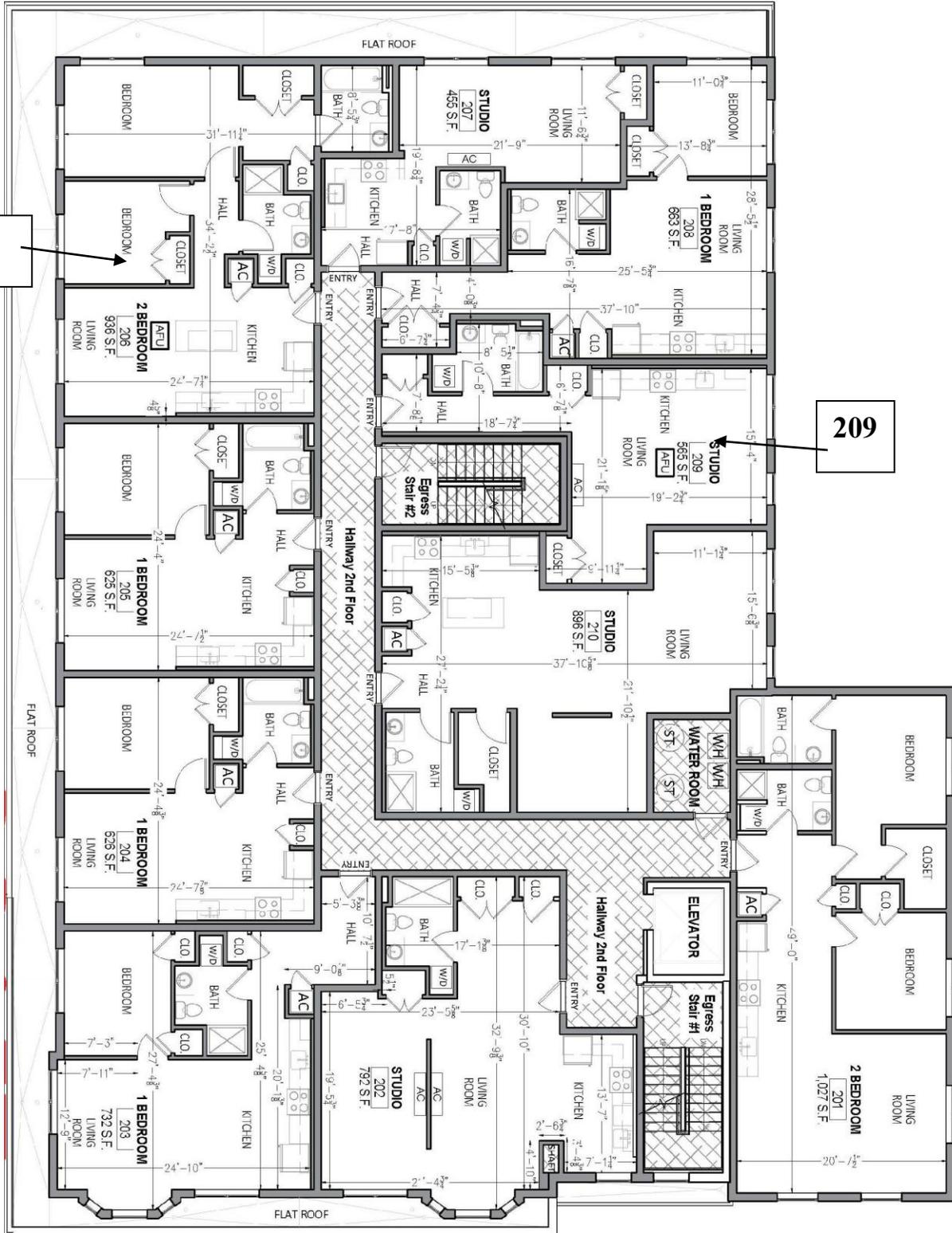
<b>Unit #</b>	<b>Income Limit</b>	<b>Bedroom Size</b>	<b>Bathrooms</b>	<b>Sq. Ft.</b>
<b>206</b>	<b>80%</b>	<b>2</b>	<b>2</b>	<b>936</b>
<b>209</b>	<b>80%</b>	<b>Studio</b>	<b>1</b>	<b>565</b>
<b>303</b>	<b>110%</b>	<b>1</b>	<b>1</b>	<b>732</b>
<b>305 (Group 2)</b>	<b>80%</b>	<b>1</b>	<b>1</b>	<b>738</b>
<b>403</b>	<b>110%</b>	<b>1</b>	<b>1</b>	<b>738</b>

# First Floor Plan



206

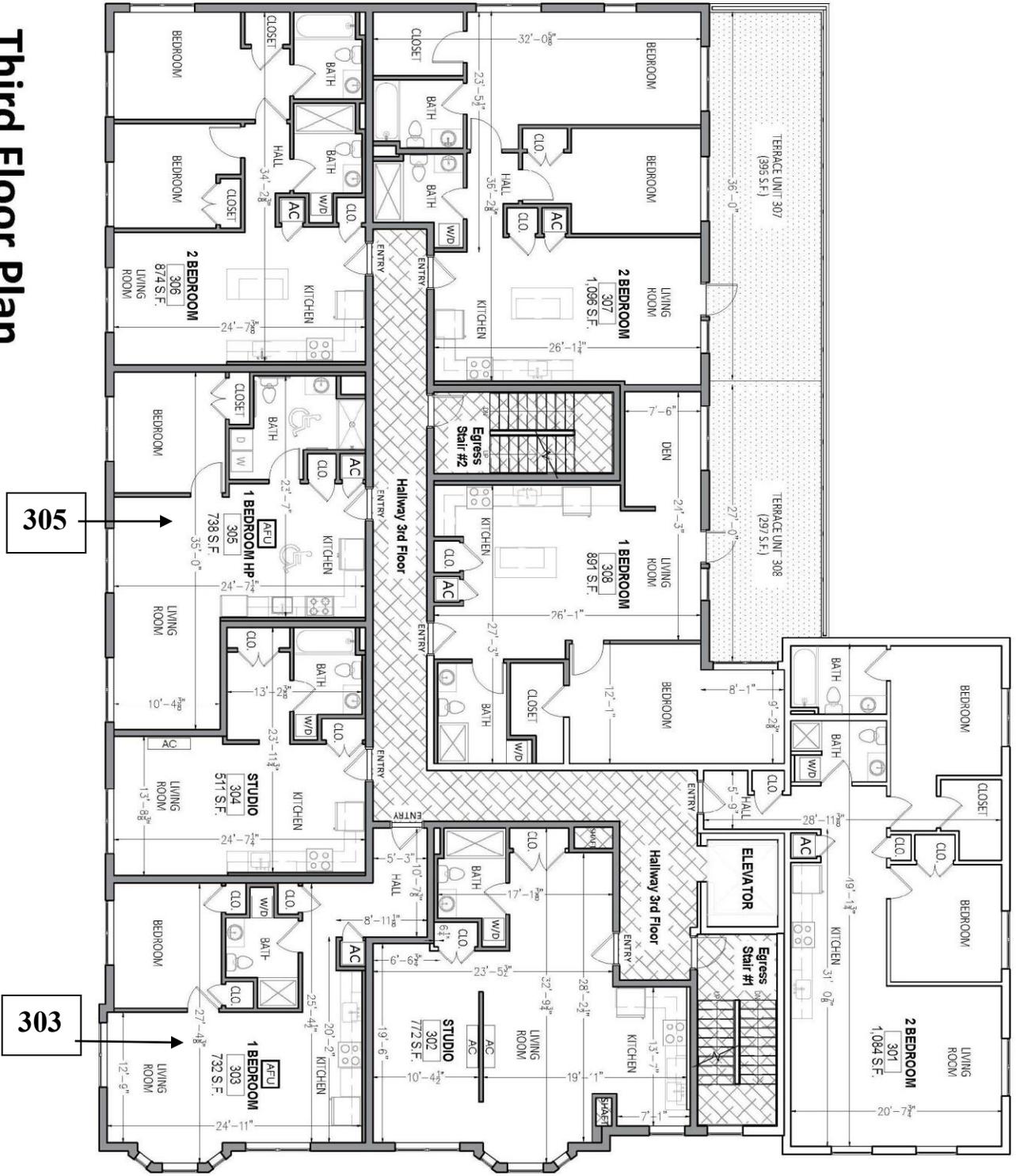
209



### SECOND FLOOR



# Third Floor Plan

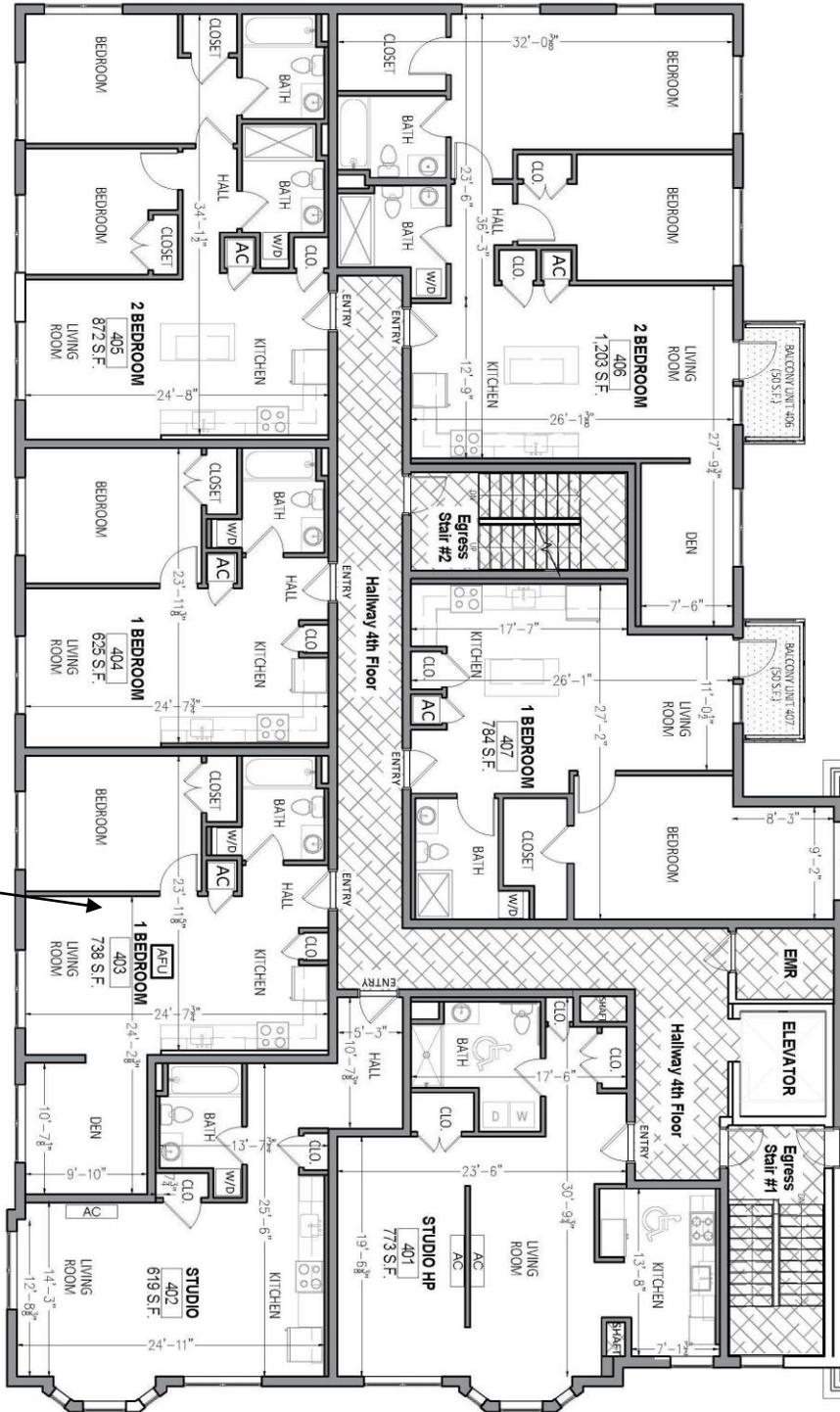


305

303



403



### FOURTH FLOOR

# 1151 Walnut Street

## LOTTERY APPLICATION

Application Deadline: April 17, 2026

**For Office Use Only:**

Date Appl. Rcvd: \_\_\_\_\_

Household Size: \_\_\_\_\_

Local Preference: Y / N

**PERSONAL INFORMATION: PRINT LEGIBLY**

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Town: \_\_\_\_\_ Zip: \_\_\_\_\_

Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Have you ever owned or currently own a home? \_\_\_\_\_ If so, when did you or will you sell it? \_\_\_\_\_

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

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

**Bedroom Size:** \_\_\_\_ Studio (80%); \_\_\_\_ One Bedroom(80%); \_\_\_\_ One Bedroom (110%); \_\_\_\_ Two Bedroom(80%)

**Do you require a wheelchair accessible Group 2A one bedroom unit?** \_\_\_\_ Yes \_\_\_\_ No

The total household size is \_\_\_\_\_

**Household Composition**

Name \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

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

Employer: \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Date of Hire (Approx.): \_\_\_\_\_

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, specify \_\_\_\_\_  
 Co-Borrowers Monthly Base Income (Gross) \_\_\_\_\_  
 Other Income, specify \_\_\_\_\_

**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 or you can view online at [www.mcohousing.com](http://www.mcohousing.com). Complete all that apply with current account balances)

Checking \_\_\_\_\_  
 Savings \_\_\_\_\_  
 Stocks, Bonds, Treasury Bills, CD or  
 Money Market Accounts and Mutual Funds \_\_\_\_\_  
 Individual Retirement, 401K and Keogh accounts \_\_\_\_\_  
 Retirement or Pension Funds (amt you can w/d w/o penalty) \_\_\_\_\_  
 Revocable trusts \_\_\_\_\_  
 Equity in rental property or other capital investments \_\_\_\_\_  
 Cash value of whole life or universal life insurance policies \_\_\_\_\_  
 Down Payment Gift \_\_\_\_\_

**TOTAL HOUSEHOLD 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 homes. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
Non-Minority	_____	_____	_____
Black or African American	_____	_____	_____
Hispanic or Latino	_____	_____	_____
Asian	_____	_____	_____
Native American or Alaskan Native	_____	_____	_____
Native Hawaiian or Pacific Islander	_____	_____	_____

**ADDITIONAL INFORMATION:**

Applicants will be responsible for all closing costs associated with the purchase of a home. A copy of the deed rider can be found at [www.mcohousing.com](http://www.mcohousing.com) or you can email [lotteryinfo@mcohousing.com](mailto:lotteryinfo@mcohousing.com) for a copy.

**SIGNATURES:**

The undersign warrants and represents that all statements herein are true. It is understood that the sole use of this application is to establish the preliminary requirements for placement into a lottery to have an opportunity to purchase an affordable unit at 1151 Walnut Street. I (we) understand if selected, all financial documentation will be provided to determine program eligibility.

Signature \_\_\_\_\_  
Applicant(s)

Date: \_\_\_\_\_

Signature \_\_\_\_\_  
Co-Applicant(s)

Date: \_\_\_\_\_

**1151 Walnut Street  
Affidavit & Disclosure Form**

I/We understand and agree to the following conditions and guidelines regarding the distribution of the affordable condominiums at 1151 Walnut Street through the EOHLC LAU program in Newton, MA:

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

Household Size	1	2	3	4
Max Allowable Income – 80% AMI	\$92,650	\$105,850	\$119,100	\$132,300
Max Allowable Income – Up to 110% AMI	\$123,893	\$141,592	n/a	n/a

Income from all family members must be included.

2. I/We certify that my/our total assets do not exceed the \$75,000 asset limit and the full value or a portion of our retirement assets will be included. I/We understand any equity we earn if we have a home to sell will be counted as part of the \$75,000 asset limit. Assets divested within the last two years at below market value will be counted at full market value in determining eligibility.
3. The household size listed on the application form includes only all the people that will be living in the residence.
4. 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 perjury will result in disqualification from further consideration.
5. I/We understand that being selected in the lottery does not guarantee that I/we will be able to purchase a unit. I/We understand that all financial information will be submitted and reviewed post lottery to determine program eligibility.
6. I/We understand that it is my/our obligation to secure a mortgage for the unit purchase through a bank familiar with deed restricted properties, if a mortgage is necessary. All expenses, including closing costs and down payments, are my responsibility. We also understand a deed rider is attached to the unit which restricts the resale price.
7. 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 for 1151 Walnut Street.
8. I/We understand that if selected I/we may be offered a specific unit. I/We will have the option to accept the available unit, or to reject the available unit. If I/we reject the available unit I/we will move to the bottom of the waiting list and will likely not have another opportunity to purchase an affordable unit at 1151 Walnut Street at Newton.
9. Program requirements are established by EOHLC and the Town of Newton. 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 EOHLC is final.



- 10. I/We certify that no member of our family has a financial interest in 1151 Walnut Street.
- 11. I/We understand that there may be differences between the affordable and market rate unit and accept those differences.
- 12. I/We understand this is a deed restricted unit and it is recommended we consult an attorney prior to purchase.

I/We have completed an online or paper application and have reviewed and understand the process that will be utilized to distribute the available condominiums at 1151 Walnut Street. I/We are qualified based upon the program guidelines and agree to comply with applicable regulations.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Co-Applicant

\_\_\_\_\_  
Date

**See page 19 for submission information**



## Return the following to MCO Housing Services:

1. Completed, signed and dated Application
2. Read, signed and dated Affidavit and Disclosure Form
3. Proof of Local Preference
4. Mortgage Pre-approval

**All information must be received by 11:59 p.m. on April 17, 2026. You may apply online or email, fax, mail the application (postmarked on or before 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](mailto:lotteryinfo@mcohousingservices.com)  
TTY: 711, when asked 978-456-8388