

Neighborhood Partnership Housing Services Inc. Land Trust Loan Application

Program Overview

Neighborhood Partnership Housing Services created the Land Trust program as part of its holistic framework to develop, preserve, and protect affordable homeownership opportunities throughout the Inland Valley. A Land Trust provides sustained affordability to eligible low income homebuyers by selling eligible applicants properties below market value via a Land Lease in which the borrower is sold the home and leases the land it resides on for a period of 99 years. The borrower will agree to owner occupy the property as their primary residence. In the event the borrower were to sale the home or no longer occupy the home, the borrower would agree to resale the property at a determined affordable sales price to a future income qualified borrower.

Interested applicants can submit complete applications to NPHS at 9551 Pittsburgh Avenue, Rancho Cucamonga, CA 91730 via mail or emailed to Curtis@nphsinc.org for review. The application deadline for submitting complete applications is April 30, 2020 at 5:00 p.m. The eligible buyer will be determined shortly after the application deadline. Incomplete applications will not be accepted and processed. Applicants are encouraged to complete the Self-Assessment Questionnaire before submitting the Land Trust Loan Application.

Land Trust Eligibility and Application Process

All complete applications submitted during the application period will undergo full verification of eligibility from which qualified applicants will be reviewed and a purchaser will be determined based on the best qualified applicant.

Please contact NPHS at (909) 988-5979 or visit us at 9551 Pittsburgh Avenue, Rancho Cucamonga, CA 91730 if you have questions regarding the application process.



NPHS Land Trust Self-Assessment Questionnaire

This Self-Assessment Questionnaire is to be used as a preliminary self-assessment tool for interested families looking to participate in the NPHS Land Trust program.

The Questionnaire is only to be used as a guide for a potential applicant to determine their qualifications to participate in the Land Trust program to purchase the affordable property. This Self-Assessment Questionnaire does not establish, expressly or by implication that a potential applicant will be eligible for, or will be approved for, the purchase of the affordable property.

Self-Assessment Questionnaire

Are you a first time homebuyer (Meaning you or anyone else in your household have not owned a home in the last 3 years)?
 Do you intend to occupy the property as your primary residence?

YES / NO

 Do you understand you are applying for a Land Trust property with resale restrictions?

YES / NO

Do you have a credit score at or above 680?

YES / NO

Do you have a minimum gross Household income of \$46,500?

YES / NO

Please review the chart below. Is your total gross <u>Household</u> income below the maximum amount indicated for your given household size?

YES/NO

Household Size	Max Income
3	\$54,250
4	\$60,250
5	\$65,100
6	\$69,900
7	\$74,750
8	\$79,550

If you answered **NO** to any of these questions, you are not eligible to participate in the Land Trust program

If you answered **YES** to all the questions, please proceed with completing the Land Trust Application.

Should you have further questions please contact NPHS at (909) 988 5979.



NPHS Land Trust Loan Application

APPLICATION INSTRUCTIONS

Please complete the attached application. The information provided is confidential and shall be used for determining eligibility to participate in the NPHS Land Trust program. In addition to completing this application, please submit Phase 1 documents for all persons receiving income in the household at the time of application to determine your eligibility.

Phase 1: Documents to be submitted with initial application to determine eligibility.

- ✓ Self-Assessment Questionnaire
- ✓ Signed Application, Disclosures and including Exhibit A
- ✓ Copy of Driver's License and Social Security
- ✓ Copy of last 4 most recent paycheck stubs for all persons living in the household
- ✓ Copy of Last 3 years Federal Income Tax Returns with W-2s
- ✓ If Self-Employed must provide a Year-to-Date Profit and Loss Statement along with the previous 3 years Federal Tax Returns from a qualified institution
- ✓ Copy of other income documentation such as Alimony, Child Support, Social Security, SSI, Retirement and Disability (supply a copy of the award letter or a copy of the check or direct deposit bank statement)
- ✓ Copy of all pages from the 3 most recent bank statements of all accounts (showing the required down payment from the borrower's own funds). Must include other accounts such as mutual funds, stocks, bonds, 401K and IRAs
- ✓ Copy of Credit Report for ALL Applicants
- ✓ Copy of First Mortgage Loan Pre-Approval Letter (To be submitted by lender)
- ✓ 1003 Application from Participating First Mortgage Lender (To be submitted by lender)

Phase 2: Documents to be submitted by first mortgage lender 15 days prior to closing.

- ✓ Fully executed purchase contract
- ✓ Final loan approval letter from First Mortgage Lender
- ✓ Loan Estimate
- ✓ Escrow instructions with vesting
- ✓ Preliminary Title Report with wire instructions
- ✓ Appraisal
- ✓ Verification of Employment
- ✓ Closing Disclosure
- ✓ Homebuyer Education Certificate of Completion with Neighborhood Partnership Housing Service

NPHS Land Trust Program Loan Application

		Applican	t Information			
First Name:		MI:	_Last Name:			
Street Address:						
			Birth			
Mailing address:						
Race: (Please Select All That Apply						
1. White 2. Black or Africa	an American	3. Asian	4. American Indian	5. Pacific Isla	ander 6. Other	
Ethnicity (please select "yes" or "n	o" for Hispanic Ori	gin. You should	select both a "Race" cate	egory and a "yes" o	or "no" for Hispanic orig	in:
Hispanic:	O Yes	O No				
Marital Status	O Single	O Married	O Divorced	O Separated	O Widowed	
Disability/ Special Need	O Yes	O No				
Veteran	O Yes	O No				
First Time Homebuyer	O Yes	O No				
Foreign Born:	O Yes	O No				
Primary Language:						
Section 1: Employment Inform Current Employer:			Work Phone	e: ()		
Employers Address:						
How long have you been wit	h your current e	mployer?:		Hire Date: _		
Your Job Title/ Position:			Compensation: \$			/Yr.
Hourly Rate: \$	/hr.	Hours	Worked Per Week:			
Gross Monthly Income (befo	re taxes): \$		Net Monthly	/ Income (after ta	axes): \$	
Supervisors Name:		S	Supervisors Phone Nun	nber: ()		
Self Employed?: O Yes	O No					
Self Employed P&L (Year to I	Date Gross): \$			(If ap	oplicable)	
Self Employed P&L (Year to I	Date Net): \$			(If a	pplicable)	

Section 2: Housing Arrangement and History

Describe your current housing	रु arrangement:			
O Homeowner with Mortgage	1	O Rent: \$	Per Month	O Does Not Pay Rent
O Homeowner with a Mortga	ge \$Pe	er Month		
How long have you lived at yo	our current residence: _			
Have you or any other person	listed on this application	on, purchased or had owne	rship interest in a residential	unit within the last 3 years:
O Yes O No				
Section3: Home Ownershi	p Information			
Have you or any other person	listed on this application	on, purchased or had owne	rship interest in a residential	unit within the last 3 years:
O Yes O No				
Have you or your co-applicant	t filed for bankruptcy o	r foreclosed on a property i	n the past 3 years:	O Yes O No
What is maximum housing pa	yment you are comfort	:able making? \$		
Section 4: Household Type	Information			
O Male/Female-headed Single O Single Adult	e-Parent Household	O Married with Depo	endents O Married	d without Dependents
Household Size:	Number of D	Dependents:	Ages of Dependents	s:,,
Section5: Assets				
Γ_				
Borrower	Balance		Co-Borrower	Balance
Checking Account: Savings Account:	\$ \$		Checking Account: Savings Account:	\$ \$
Money Market:	\$ \$		Money Market:	\$ \$
Other (stocks, bonds, ext.):	\$		Other (stocks, bonds, ext.):	\$
401K and Retirement:	\$		401K and Retirement:	\$
How much do you have for y	our down payment:\$_		-	

Section 6: Liabilities

Borrower				Co-Borrower		
<u>Name</u>	<u>Unpaid Balanc</u>	<u>Monthl</u>	y Payment:	<u>Name</u>	<u>Unpaid Balance</u>	Monthly Payment:
	\$\$	_ \$			\$	\$
	_ \$	_ \$			_ \$	\$
	_ \$	_ \$ <u></u>			\$	\$
	_ \$	_ \$ <u></u>			\$	\$
	_ \$	_ \$			\$	\$
	_ \$	_ \$ <u></u>			\$	\$
	\$\$	_ \$			\$	\$
Are all debts listed	d? O Ye	o No				
Is any debt past d	ue? O Ye	o No	How many months?			
Have you or your	co-applicant filed	l for bankru	otcy or foreclosed on a pro	perty in the past 3 year	rs? O Yes	O No

Section 7: Lender Information

O I have been pre-approved for a first mortgage: O Yes O No	
O I am in contract to buy a house and have a closing date for my loan: O Yes O No	If yes, please enter the closing date:
Name of Loan Officer:	
Name of Bank:	
Telephone of Loan Officer:	
Email of Loan Officer:	

NPHS Land Trust Program Loan Application

		Co-Applic	cant Information			
First Name:		MI:	_Last Name:			_
Street Address:						
			Birth			
Mailing address:						
Race: (Please Select All That Apply						— <u>—</u>
1. White 2. Black or Africa	an American	3. Asian	4. American Indian	5. Pacific Isla	ander 6. Other_	
Ethnicity (please select "yes" or "n	o" for Hispanic Ori	gin. You should	select both a "Race" cate	egory and a "yes" o	or "no" for Hispanic orig	in:
Hispanic:	O Yes	O No				
Marital Status	O Single	O Married	O Divorced	O Separated	O Widowed	
Disability/ Special Need	O Yes	O No				
Veteran	O Yes	O No				
First Time Homebuyer	O Yes	O No				
Foreign Born:	O Yes	O No				
Primary Language:						
Section 1: Employment Inform Current Employer:			Work Phone	:: ()		
Employers Address:						
How long have you been wit	h your current e	mployer?:		Hire Date: _		
Your Job Title/ Position:			Compensation: \$			/Yr.
Hourly Rate: \$	/hr.	Hours	Worked Per Week:			
Gross Monthly Income (befo	re taxes): \$		Net Monthly	/ Income (after ta	axes): \$	
Supervisors Name:		S	upervisors Phone Nun	nber: ()		
Self Employed?: O Yes	O No					
Self Employed P&L (Year to I	Date Gross): \$			(If ap	oplicable)	
Self Employed P&L (Year to I	Date Net): \$			(If a	pplicable)	

Section2: Housing Arrangemen	nt and History				
Describe your current housing arr	angement:				
O Homeowner with Mortgage	O Re	ent: \$	_Per Month	O Does Not Pay R	Rent
O Homeowner with a Mortgage \$	Per Month				
How long have you lived at your c	urrent residence:				
Have you or any other person liste	ed on this application, purcha	sed or had ownership into	rest in a residential uni	it within the last 3 years	s:
O Yes O No					
What is maximum housing payme	nt you are comfortable makir	ng?\$			
Section3: Home Ownership					
Have you or any other person liste	ed on this application, purcha	sed or had ownership into	erest in a residential uni	it within the last 3 years	5:
O Yes O No					
Have you or your co-applicant file	d for bankruptcy or foreclose	d on a property in the pas	et 3 years: O Y	es O No	
What is maximum housing payme	nt you are comfortable makir	ng?\$			
Section 4: Relation to Applicar	nt				
O Grandfather/Grandmother O Father/Mother	O Husband/Wife O Sister/Brother	O Uncle/Aunt O Girlfriend/ Boyfrie	O Niece/Neph and O Domestic Pa		Daughter

Acknowledgement and Certifications

By signing below, I acknowledge, accept and certify the following:

- 1. I am aware that my application is being submitted to NPHS for review of eligibility to purchase an affordable home being developed as part of the NPHS Land Trust program.
- 2. I am aware the affordable home being purchased as part of the NPHS Land Trust program is required to be used as my primary residence, otherwise repercussions may occur.
- 3. I am aware under that the NPHS Land Trust program will require me to enter into a 99 year Land Lease that will ensure future affordability to low income households and will restrict the property to be resold at an affordable sales price to other income qualified applicants.
- 4. I understand this program is designed for low income households at or below 80% of the county median income per household.
- 5. I understand that homes are not guaranteed and are only available for the eligible qualified buyers of the affordable property.
- 6. I understand and agree that NPHS is not responsible for the loss of any earnest money deposits or any other monetary losses associated with my purchase transaction or as a result of this application being either approved or denied.
- 7. I understand and agree that NPHS is not responsible for any fees, costs, or additional expenses associated with my purchase transaction or incurred as a result of this application being either approved or denied.
- 8. I understand that NPHS reserves the right to reverse any eligibility approvals based on additional information discovered that proves the applicant is not eligible for assistance.
- 9. I understand that once my application is submitted, I will not be permitted to make any changes that will affect my ratios, household size, income, and number of dependents. It is my responsibility to verify the completeness and accuracy of my application before it is submitted to NPHS for review.
- 10. I certify that I have not had ownership interest in a residential unit within the last three years.
- 11. I agree that this application is the property of NPHS and need not be returned to me.
- 12. I certify that the information contained in this application including all exhibits is true and complete as of the date below.
- 13. I understand that my complete application including listed required Phase 1 documents listed on Page 4 must be submitted no later than April 30th at 5:00 p.m. either by email or in person to NPHS in order to be considered for the Land Trust program. Complete applications can be emailed to curtis@nphsinc.org

IF ANY INFORMATION IS WITHHELD, FALSIFIED, OR WILLFULLY MISREPRESENTED, NPHS RESERVES THE RIGHT TO REFUSE FUNDING, OR TO CALL THE LOAN DUE-IMMEDIATELY UPON DEMAND. ACCEPTANCE OF THIS APPLICATION BY NPHS DOES NOT MEAN YOU HAVE BEEN APPROVED FOR A LOAN. NPHS WILL NOTIFY YOU IN WRITING IF YOU HAVE BEEN APPROVED OR DENIED A LOAN.

Applicant Signature	Date	Co-Applicant Signature	Date

NON-BORROWER'S EMPLOYMENT AND INCOME INFORMATION

(Exhibit A)

List names and income/employment information of additional family members who will be living in the house that	t are
Non-Borrowers of this purchase transaction:	

Non-Borrower Name:	_
Employer	Monthly Gross Income:
Non-Borrower Name:	
Employer	Monthly Gross Income:
Non-Borrower Name:	
Employer	Monthly Gross Income:
Office U	ise Only
Total Borrowers Monthly Gross Income:	\$
Total Non-Borrowers Monthly Gross Income:	\$
Total Household Monthly Gross Income:	\$

Neighborhood Partnership Housing Services Disclosure of Programs and Services

NPHS receives funding from HUD under the Housing Counseling Program as well as funding from Bank of America, JPMorgan Chase, Comerica Bank, Citi Foundation, Wells Fargo, Fannie Mae and Freddie Mac. NPHS is also an approved Freddie Mac Borrower Help Center and a member of the Fannie Mae Mortgage Help Network. NPHS clients are under no obligation to use any of the above stated organizations for any type of services.

You have the opportunity to "opt-out" of disclosures of your nonpublic personal information to third parties, that is, direct us not to make those disclosures.

If you choose to "opt-out", we will not be able to answer questions from our partners. If at any time you wish to change your decision with regard to your "opt-out", you may call us at (909) 988-5979 and do so. Please initial below to accept or decline disclosure to NPHS third party partners. NPHS receives funds from partners that enable us to provide assistance to families in need. NPHS is contractually required to provide non-personal information regarding our performance and demonstrate adherence to the rules and regulations, regarding foreclosure education and counseling, to ensure that clients receive appropriate assistance.

Please Initial below:

Primary Client:	Co-Client
To AcceptTo Decline	To AcceptTo Decline
•	g Services (NPHS) provides homebuyer education and , and I am under no obligation to use NPHS programs and
I understand that NPHS does not receive referral fees under no obligation to use any particular lender.	from any lenders in the "Approved Lenders" list and I am
I understand that NPHS does not have financial arran obligation to receive services from the volunteers and ot	gements with its volunteer instructors and I am under no her NPHS community partners.
I understand that I am under no obligation to utilize the partners (i.e., lenders, realtors, and insurance).	e services of Neighborhood Partnership Housing Services'
I further understand that I am under no obligation to Neighborhood Partnership Housing Services.	o use the services and, or, loan programs provided by
I understand that NPHS owns and sells properties and that there are other alternative sources of homes for pure	I am under no obligation to purchase those properties and chase.
Primary Client	Date
Co-Client	Date

Counseling Agreement (page 1 of 2)

Neighborhood Partnership Housing Services (NPHS) is committed to assuring the privacy of individuals and/or families who have contacted us for assistance. We realize that the concerns you bring to us are highly personal in nature. We assure you that all information shared both verbally and in writing will be managed within legal and ethical considerations. Your "non-public personal information," such as your total debt information, income, living expenses and personal information concerning your financial circumstances, will be provided to creditors, program monitors, and others only with your authorization and signature on the **Disclosure of Programs and Services.** We may also use anonymous aggregated case file information for the purposes of evaluating our services, gathering valuable research information for designing future programs.

Types of Information that we gather about you

- Information we receive from you verbally, on applications or other forms, such as your name, address, social security number, assets, and income.
- Information about your transactions with us, your creditors, or others, such as your account balance, payment history, parties to transactions and credit card usages.
- Information we receive from credit reporting agencies, such as your credit history.

Release of your Information to third parties

- 1. So long as you have not opted-out per the **Disclosure of Programs and Services** form, we may disclose some or all of the information that we collect, as described above, to your creditors or third parties where we have determined that it would be helpful to you, would aid us in counseling you, or is a requirement of grant awards which make our services possible.
- 2. We may also disclose non-public personal information about you or former customers to anyone as permitted by law (e.g., if we are compelled by legal process).
- 3. Within the organization, we restrict access to non-public personal information about you to those employees who need to know that information to provide services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public personal information.

Neighborhood Partnership Housing Services and its counselors agree to provide the following services:

- Assess current financial situation
- · Analysis of mortgage default, including the amount and cause of default
- Development of an action plan
- Presentation and explanation of reasonable options available to the homeowner
- Presentation and negotiation of possible remedies with mortgage servicers
- Assistance in communication with the mortgage servicer and other creditors
- Explanation of collection and foreclosure process
- Identification of assistance resources
- Confidentiality, honesty, respect and professionalism in all services
- As the final outcome lies with the servicer, our counselors are not able to guarantee and solution.

Counseling Agreement (page 2 of 2)

I/We, _	agree to the following terms of service:
1.	I/We understand that Neighborhood Partnership Housing Services provides foreclosure mitigation
	counseling after which I/We will receive a written action plan consisting of recommendations for handing

- my/our finances, possibly including referrals to other housing agencies as appropriate.
 I/We understand that Neighborhood Partnership Housing Services receives Congressional funds through the National Foreclosure Mitigation Counseling (NFMC) program and, as such, is required to share some of my personal information with NFMC program administrators or their agents for purposes of program monitoring, compliance and evaluation.
- 3. I/We give permission for NFMC program administrators and/or their agents to pull my credit report up to two additional times between now and the end of the fiscal year and to give authorization for NFMC program administrators and/or their agents to follow-up with me between now and the end of the fiscal year for the purpose of program evaluation.
- 4. I/We acknowledge that I/We have received a copy of **Neighborhood Partnership Housing Services:** Disclosure of Programs and Services, included in this Home Preservation Packet.
- 5. I/We may be referred to other housing services of the organization or another agency or agencies as appropriate that may be able to help with particular concerns that have been identified. I/We understand that I/We am not obligated to use any of the services offered.
- 6. A Counselor may answer questions and provide information, but not give legal advice. If I/We want legal advice, I/We will be referred for appropriate assistance.
- 7. I/We understand that **Neighborhood Partnership Housing Services** provides information and education on numerous loan products and housing programs and I/We further understand that the housing counseling I/We receive from **Neighborhood Partnership Housing Services** is no way obligated me/us to choose any of these particular loan products or housing programs.
- I/We will always provide honest and complete information to my/our counselor, whether verbally or in writing.
- I/We will provide all necessary documentation and follow-up information within the timeframes requested.
- I/We will be on time for appointments and understand that if we are late for an appointment, the appointment will still end at the scheduled time.
- I/We understand that repeated no-shows or excessive cancellations may result in cancellation of services.
- I/We understand that I/We <u>must</u> have an appointment to meet with counselor and that should I/We walk-in I/We will be given an appointment for a later date and time.
- I/We understand that once I/We are an established client I/We may drop off documentation and that counselor availability is **not** guaranteed without an appointment.
- I/We will call within 6 hours of a scheduled appointment if I/We will be unable to attend an appointment.
- I/We will contact the counselor about any changes in our situation immediately.
- I/We understand that breaking this agreement may cause the counseling organization to sever its service assistance to me/us.

	<u></u>
Primary Client	Date
	_
Co-Client Co-Client	Date
	<u> </u>
Counselor	Date

PRIVACY POLICY

Neighborhood Partnership Housing Services takes the financial privacy of its customers very seriously. This notice describes our policy on collection and disclosure of personal non-public information. Personal non-public information, as used in this notice, means information that identifies an individual personally, and is not otherwise publicly available information. During the course of counseling and processing your application, we accumulate non-public personal information from you and from other sources about your income, your assets, and your credit history in order to allow Neighborhood Partnership Housing Services the necessary information to advise you and to make an informed decision regarding your case.

Information We Collect

We collect personal, non-public information regarding you to help support our lending and counseling operations, and to aid you in shopping for and obtaining a home mortgage. We request such information from the following sources:

- Homebuyer Education, Counseling, and Lending Intake Forms
- Required and requested Documents
- · Consumer credit reporting agencies
- HUD-1 Settlement Statements

Information We May Disclose

We may disclose the following:

- Information from your applications and other forms, such as your name, address, social security number, assets and income
- Information that we receive from required and requested Documents
- Information we receive from a consumer credit reporting agency, such as your creditworthiness, credit score, or credit history

To Whom We May Disclose

We may also disclose personal non-public information to third parties as permitted by law. We may disclose your personal, non-public information, to the following third parties:

- · Financial service providers, such as companies engaged in providing home mortgage or home equity loans
- Government and private agencies such as Housing and Urban Development (HUD) and Neighbor Works America (NWA), but only for purposes of program reviews, auditing, research and oversight purposes
- Real Estate affiliates and/or Realtors and Real Estate Developers in connection with your purchase transaction

Confidentiality and Security

We restrict access of your non-public personal, information about you to our employees who need to know that information to provide products or services to you, including but not limited to underwriting and servicing of loans, making loan decisions, aiding you in obtaining loans from others, and counseling. We maintain physical, electronic, and procedural safeguards that comply with HUD regulations to guard your personal non-public information. We do not disclose customer information to companies that perform marketing services.

PRIVACY CHOICES

Directing Us Not to Make Disclosures to Unaffiliated Third Parties

If you prefer that we not disclose your personal non-personal non-public information to unaffiliated third parties, you may opt out of those disclosures. You may direct us not to make those disclosures (other than disclosures permitted by law). You may opt out as follows by requesting so in writing:

- 1. Limit disclosures of personal, non-public information about me to unaffiliated third parties other than non-profit organizations involved in community development.
- 2. Limit disclosures of personal, non-public information about me to nonprofit organizations involved in community development that are used only for program review, auditing, research and oversight purposes.

If you want to opt out, that is, if you want to direct us not to use your personal information (other than disclosures permitted by law) as described in this notice, you may do so by contacting Neighborhood Partnership Housing Services Staff.

Primary Applicant Signature	Date		
Co-Applicant Signature	Date		
Ob Applicant Digitatore	Datc		



Credit Report Request & Authorization

Applicant Personal Information			Co-Applicant Pers	Co-Applicant Personal Information			
Last Name	First	MI	Last Name	Fir	rst	MI	
SSN	Date of Birth	Suffix	SSN	Date	Date of Birth		
Address		Apt	Address		A	pt	
City	State	Zip	City	State		Zip	
NPHS' Programs, using (a)Initial (b)Initial \$25.00. Couples will be I understand that inform service needs, income service needs, income service information that wintentional or negliger	an online credit reporting source if Applicant and Co-Applicant at if you are authorizing NPHS to charged at the single rate for a transition about services provided to upports, education and employmay last beyond the actual delivioud identify me personally will	e. are married process a one-time cotal of \$50.00. Process o me may be used nent, and programery of current ser ll never appear of	onnection with my participation is the transaction. Fee to be charged: Payments can be made by cash or did to conduct research and reporting effectiveness. The use of this is rvices. My name, social security rom research or a report. I understated on this form may result in citized, Section 1001.	Single-check only. ng, related to nformation for number, or any and that any	Staff use ayment type: Cash Check #	e only	
Applicant Sign	nature	Date	Co-Applicant Signature		Date	^ 📼	