



# APPLICATION FOR HOUSING-SMITH RANCH PHASE 2 LOTTERY

## Section I – General Information

Information must be provided for all applicants. A legal spouse or any other individual who will be on the title of the property is considered an applicant. Attach additional sheets as needed if there are more than two applicants.

	Applicant 1	Applicant 2
1. Full Name:		
2. Email Address:		
3. Phone:		
4. Mailing Address:		
5. Street Address:		
6. Are you a first-time homebuyer?		
7. Do you own any interest in other real estate?		
a. If so, provide the property address and note whether it is residential, commercial, or vacant land.		

8. Please list all other members of your household that are not applicants above. Attach additional sheets as needed.

Name	Age	Relationship

If you have questions about this application, please contact SCHA at (970) 453-3555 or [info@summithousing.us](mailto:info@summithousing.us).

Applications may be dropped off at SCHA (110 Ski Hill Road; Breckenridge), mailed to SCHA (P.O. Box 188; Breckenridge, CO 80424-0188), or emailed to [info@summithousing.us](mailto:info@summithousing.us).

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## APPLICATION FOR HOUSING-SMITH RANCH PHASE 2

### LOTTERY

9. What is your current living situation?

	Applicant 1	Applicant 2
Renting		
Own		
Staying with family & friends:		
Other (please describe):		

#### Section II - Employment Information

Please answer "Y" or "N" for all items listed in this section. You must include information for all jobs, even if they are part-time or seasonal. If you are no longer at a job, please provide the requested information but note that you are no longer there and the date your employment ceased. Attach additional sheets as needed.

*By providing this information, you give SCHA permission to contact your employer(s) to confirm your income and hours worked.*

#### **W-2 Income**

1. Do you receive W-2 wages? If so, complete the following section. Attach additional sheets as needed.

a. *Primary Employer*

i. Primary employer name:

ii. Primary employer *physical* address:

iii. Primary employer HR contact name:

iv. Primary employer HR contact phone:

v. Primary employer hours worked/week:

vi. Primary employer hire date:

vii. If your hire date was within the past 3 months, you must provide a copy of your offer letter or equivalent statement from the company detailing your salary and anticipated hours worked.

Applicant 1	Applicant 2

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## APPLICATION FOR HOUSING-SMITH RANCH PHASE 2

### LOTTERY

- a. Do you work an average of at least 30 hours/week providing products or services to businesses or residents of Summit County? *HINT: You must provide products or services specifically within Summit County – working remotely for an out-of-county employer will likely not qualify.*
- b. Business #1 name:
  - i. Business #1 start date:
- c. Business #2 name:
  - i. Business #2 start date:
- d. Business #3 name:
  - i. Business #3 start date:

Applicant 1	Applicant 2

3. If you have any additional explanations or notes related to your employment (e.g., jobs you're no longer working at, etc.), please list them here.


### Section III – Income Tax Information

Please answer "Y" or "N" for all items listed in this section. If you have any unusual items on your income tax return that will not be received in future years, please provide this information in the notes at the end of this section; otherwise, all income items will be considered recurring and will be included in your household income calculation.

1. You must provide the most current income tax return filed. *HINT: This is usually the "filing copy" for most software programs.*
2. Complete the following section using information from your Form 1040 filing.

Applicant 1	Applicant 2

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## APPLICATION FOR HOUSING-SMITH RANCH PHASE 2 LOTTERY

- a. Was there any amount on Schedule 1 Line 12 (Business income or loss) or a Schedule C attached to the return?
  - i. If so, you must ALSO provide the prior income tax return (e.g., if your most current tax return was for 2018, you must also provide your return for 2017).
- b. Was there any amount on Schedule 1 Line 17 (Rental real estate, royalties, partnerships, S corporations, trusts, etc.) or a Schedule E attached to the return?
  - i. If so, you must ALSO provide the prior income tax return (e.g., if your most current tax return was for 2018, you must also provide your return for 2017).
- c. Were you an owner of a partnership or S Corporation?
  - i. If so, you must provide the same two year's business return(s) for ALL businesses listed on Schedule E (Form 1065 or Form 1120S). If you don't have access to the full business returns, provide your Form K-1s received for the same two years and include a note on why you cannot provide the full return(s). For example, if you provided 2017 & 2018 personal income tax returns and you were a 50% owner of an S Corporation, you would also provide Form 1120S for 2017 & 2018.

Applicant 1	Applicant 2

3. If you have any additional explanations or notes related to your income tax return(s) (e.g., one-time or unusual items, inability to provide business tax returns, etc.), please list them here.


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## Section IV – Unit Selection

- Please select all units you are interested in purchasing here. The SCHA will determine which of these units you qualify to purchase. **Please note: To maintain the integrity of the lottery priority, your ultimate lottery unit selection will be limited to the units selected below, assuming you meet all other qualification criteria. Even if you otherwise qualify to purchase a unit, if it was not selected below, that unit will not be eligible for lottery selection. If the unit is still available after all lottery and waitlist participants have been contacted, you would be eligible to purchase the unit at that time.**

Check/"X" if Interested	Total Units Available	Type	Sales Price AMI	Price (\$)	Priority AMI Income	Maximum AMI Income	Bedrooms	Baths	Garage
	4	THM	85%	259,256	Up to 95%	Up to 105%	2	2.5	None
	7	THM	90%	278,448	Up to 100%	Up to 110%	2	2.5	None
	3	THM	95%	297,640	Up to 105%	Up to 115%	2	2.5	None
	2	THM	95%	354,473	Up to 105%	Up to 115%	3	2.5	1-car
	3	THM	100%	376,656	Up to 110%	Up to 120%	3	2.5	1-car
	14	Dup	110%	421,022	Up to 120%	Up to 130%	3	2.5	2-car
	2	SFR (ADA Type A)	120%	465,388	Up to 130%	Up to 140%	3	2	2-car
	2	SFR	120%	465,388	Up to 130%	Up to 140%	3	2	2-car

*THM = Townhome; Dup = Duplex; SFR = Single Family Home*

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## APPLICATION FOR HOUSING-SMITH RANCH PHASE 2 LOTTERY

### Section VI – Affirmation

I, the undersigned, hereby declare, under penalty of perjury, that the information provided in this application is true, correct, and complete. Attach additional sheets as needed if there are more than two applicants.

\_\_\_\_\_  
Applicant #1 Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant #1 Printed Name

\_\_\_\_\_  
Applicant #2 Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant #2 Printed Name

If you have questions about this application, please contact SCHA at (970) 453-3555 or [info@summithousing.us](mailto:info@summithousing.us).

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## COMMUNITY DEVELOPMENT DEPARTMENT

970.262.7360  
[www.silverthorne.org](http://www.silverthorne.org)

601 Center Circle. PO Box 1309  
Silverthorne, CO 80498

### **Rules for Initial Sales Offering- Smith Ranch Phase 2 For Eligibility and Lottery Participation November 1, 2019**

- Press Release Announcing Launch Date: Tuesday, September 3, 2019.
  - Launch Date/Applications Accepted by the Summit Combined Housing Authority ("SCHA") - Monday, September 16, 2019.
1. Applications can be found on the SCHA website at [www.summithousing.us](http://www.summithousing.us). Applications will also be made available at the front desk of the Silverthorne Town Hall, 601 Center Circle, Silverthorne, CO.
  2. SCHA will qualify applicants. Complete applications for the lottery, including all required backup documentation and payment of the \$50 application fee, must be submitted and stamped received no later than **4 p.m., Thursday, October 17, 2019**. The application will note what additional backup documentation is required.
  3. Applications can be submitted online via the SCHA website. Complete applications can also be dropped off at either the office of the SCHA or the Silverthorne Town Hall.
  4. Incomplete applications will not be considered for the lottery unless any missing information is subsequently provided before this deadline. **Applicants are strongly encouraged to submit their applications as early as possible to ensure that any missing information is received before the deadline.**
  5. Applications received after the deadline will not participate in the lottery, but will be included on a wait list. The wait list will be kept on a first-come, first-served basis until all available units have been selected or are under contract, or until all persons on the wait list have been contacted.
  6. All applications, for both the lottery and the wait list will be processed in the order received. Incomplete applications will not be considered received until all missing information is provided.
  7. Smith Ranch Phase 2 includes 4 single family units, 14 duplex units, and 19 townhome units. Units are 2-3 bedrooms, and income targets for the units range from 85 to 120% of the AML. Prices for Phase 2 units range from \$259,256 to \$465,388, depending on unit size, type, and AML. Full details on the units, pricing, and qualifying income levels is shown on pages 5 & 6 of this document.
  8. Applicants who are first time homebuyers (someone who hasn't owned a main home for

the past three years) are required to attend a homebuyer education course approved by the Colorado Housing Finance Authority or the U.S. Department of Housing and Urban Development. Applicants must provide a valid certificate that will not expire before the unit selection is made or provide proof that they have signed up for an eligible class being held within 60 days of the application date. A schedule of qualified classes offered by SCHA can be found at <https://www.summithousing.us/education/homebuyer-education/>.

9. Applicants must be legal residents of the United States and provide a valid unexpired Colorado State Driver's License or Colorado State ID Card that does not prohibit the applicant from receiving public benefits. Proof of legal residency is also required, including, but not limited to, a U.S. passport, birth certificate issued by a U.S. state, Certification of Citizenship, or Naturalization Certificate. If an applicant cannot provide one of these listed documents, he or she may be able to provide alternate documentation such as a permanent resident card. Please contact the SCHA for more details.
10. An applicant requesting an ADA unit must submit an affidavit from a treating physician that substantiates the need for an ADA unit.
11. Household size will be determined based on 1.5 persons per bedroom or by the actual size of the household, whichever is greater.
12. Applicants, including all unrelated occupants of the unit over 18 years of age, must work for a business or organization operating in and serving Summit County an average of 30 hours/week on an annual basis. The definition of Summit County includes the areas at or within two miles of the Summit County boundary. Applicants meeting this criterion will receive one entry in the lottery.
13. Priority in the lottery will be given to applicants currently living or working in the Town of Silverthorne, and who have done so continuously for at least one year prior to the date of application. Silverthorne employment must be an average of 30 hours/week on an annual basis within the Town limits. Residency must also be within the Town limits. Applicants meeting this criterion will receive an additional entry in the lottery.
14. Priority in the lottery will be given to applicants whose incomes do not exceed 10% of the sales price AMI targeted for each unit selected on the application. Applicants meeting this criterion will receive an additional ticket in the lottery. **Please note: To maintain the integrity of this priority, the applicant's ultimate lottery unit selection will be limited to the units selected on the application, assuming the applicant meets all other qualification criteria. Even if an applicant otherwise qualifies to purchase a unit, if it was not selected on the completed application received prior to the deadline above, that unit will not be eligible for lottery selection. If the unit is still available after all lottery and waitlist participants have been contacted, the applicant would be eligible to purchase the unit at that time.**
15. Prior to the lottery, qualified applicants will receive an approval letter identifying the approved unit type(s) and entry number. To maintain privacy, this entry number, and not the applicant name(s), will be used for lottery selection.

**The Lottery will be held on Friday, November 1, 2019 as described below:**

1. Location: Town Council Chambers at the Silverthorne Town Hall, 601 Center Circle, Silverthorne, Colorado. The lottery begins at 4 p.m. MT.
2. Qualified applicants are welcome to attend, but attendance is not required. Lottery results will be posted live on the SCHA Facebook page. Results will also be posted on the SCHA website and the Cornerstone Real Estate Rocky Mountains website ([www.SmithRanchSilverthorne.com](http://www.SmithRanchSilverthorne.com)).
3. If a qualified applicant requires an ADA unit, they will be given first priority for the ADA units available. If there are more applicants requiring ADA units than total available ADA units, they will be entered into a separate lottery for these units following the procedures described herein. This separate lottery will be held before the main lottery and will be limited to ADA units.
4. Qualified applicants will have 1-3 entries in the lottery, based on the priority criteria noted above. All entries (tickets, balls, etc.) will be placed at the same time into a receptacle, and they will be chosen at random. A numbered list of qualified applicants will be generated based on the order of the chosen entries.
5. The list of applicants generated by the lottery will be turned over to Cornerstone Real Estate Rocky Mountains immediately after the lottery.
6. In the order of the numbered list generated by the lottery, each applicant will be asked to choose an available unit identified on their approval letter. Applicants will have 24 hours from the time they are initially contacted to select a unit. Applicants are highly encouraged to be familiar with the unit mix and to have pre-selected several units that can meet their expectations.
7. Applicants are also highly encouraged to ensure they have provided correct contact information and are available at the time of their selection. Applicants who have not responded or made a unit selection within the 24-hour period will forfeit their initial selection, and the applicant's name will go to the end of the wait list at that point in time.
8. If a selected applicant chooses a unit, and later wishes to change their selection, the applicant's name will go to the end of the wait list at that point in time.
9. Qualified applicants selected in the lottery will have 10 days from the date of selection to return a fully executed Purchase and Sale Agreement to Cornerstone Real Estate Rocky Mountains, including the deposit of \$2,500 in earnest money to secure contract performance. Earnest money checks should be made payable to Land Title Guarantee Company. Failure to reach a contract for purchase within the allotted time frame will void that application, and the applicant's name will be removed from the list and the wait list. At such point, the unit selected by this applicant will be returned to the available unit pool and the next qualified applicant on the list generated by the lottery will be offered the purchase opportunity of the next available unit.
10. All applicant names will remain on the list generated by the lottery until all applicants have been contacted.

11. If a unit becomes available during the unit selection phase that occurs post-lottery, the current qualified applicant making a selection or any subsequent qualified applicants yet to make a selection will have the ability to select that unit. Applicants who have already selected a unit will not be eligible to select that unit.
12. The Town of Silverthorne and SCHA will review and certify qualifications of all applicants for the lottery. If there are any questions as to either qualifications, or prioritization for an applicant, such issues will be reviewed and determined by the Town with final approval to be granted by the Assistant Town Manager or his designee.

**Post Lottery Reporting Requirements:**

1. Cornerstone Real Estate Rocky Mountains will provide sales list status updates to the Town of Silverthorne weekly. This process will commence after the lottery list results turnover and continue until all Smith Ranch Phase 2 sales are closed and title has transferred to the new homeowners.
2. Updates will include status of sales contracts, reason why a sale may have fallen out of contract, or the reason why a qualified occupant was dropped from the list.

## SMITH RANCH PHASE 2

Unit	Type	Sales Price AMI	Priority AMI Income	Maximum AMI Income	Bedrms	Baths	Garage	Price (\$)
1	THM-14A	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
2	THM-14B	85%	Up to 95%	Up to 105%	2	2.5	None	259,256
3	THM-14C	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
4	THM-15A	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
5	THM-15B	85%	Up to 95%	Up to 105%	2	2.5	None	259,256
6	THM-15C	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
7	THM-16A	95%	Up to 105%	Up to 115%	3	2.5	1-car	354,473
8	THM-16B	85%	Up to 95%	Up to 105%	2	2.5	None	259,256
9	THM-16C	85%	Up to 95%	Up to 105%	2	2.5	None	259,256
10	THM-16D	95%	Up to 105%	Up to 115%	3	2.5	1-car	354,473
11	THM-17A	100%	Up to 110%	Up to 120%	3	2.5	1-car	376,656
12	THM-17B	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
13	THM-17C	95%	Up to 105%	Up to 115%	2	2.5	None	297,640
14	THM-18A	100%	Up to 110%	Up to 120%	3	2.5	1-car	376,656
15	THM-18B	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
16	THM-18C	95%	Up to 105%	Up to 115%	2	2.5	None	297,640
17	THM-19A	100%	Up to 110%	Up to 120%	3	2.5	1-car	376,656
18	THM-19B	90%	Up to 100%	Up to 110%	2	2.5	None	278,448
19	THM-19C	95%	Up to 105%	Up to 115%	2	2.5	None	297,640
20	Dup-1A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
21	Dup-1B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
22	Dup-2A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
23	Dup-2B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
24	Dup-3A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
25	Dup-3B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
26	Dup-4A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
27	Dup-4B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
28	SFR5 (Type A)	120%	Up to 130%	Up to 140%	3	2	2-car	465,388
29	SFR6	120%	Up to 130%	Up to 140%	3	2.5	2-car	465,388
30	SFR7 (Type A)	120%	Up to 130%	Up to 140%	3	2	2-car	465,388
31	SFR8	120%	Up to 130%	Up to 140%	3	2.5	2-car	465,388

Unit	Type	Sales Price AMI	Priority AMI Income	Maximum AMI Income	Bedrms	Baths	Garage	Price (\$)
32	Dup-10A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
33	Dup-10B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
34	Dup-11A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
35	Dup-11B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
36	Dup-12A	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022
37	Dup-12B	110%	Up to 120%	Up to 130%	3	2.5	2-car	421,022

*\*THM = Townhome; Dup = Duplex; SFR = Single Family Home*



# PHASE 2



Note: This graphic is for illustrative purposes only and subject to change.

**SCHA**  
**2019 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)**

*Figures in RED are directly from HUD 4/24/2019; other numbers have been extrapolated*

**AMIs**

	HUD																
	EXTREMELY LOW			HUD LOW	TRUE												
<u>Household size</u>	<u>INCOME</u>	<u>50%</u>	<u>60%</u>	<u>INCOME</u>		<u>80%</u>	<u>90%</u>	<u>95%</u>	<u>100%</u>	<u>105%</u>	<u>110%</u>	<u>115%</u>	<u>120%</u>	<u>125%</u>	<u>130%</u>	<u>140%</u>	<u>160%</u>
1 person	\$18,750	\$31,200	\$37,440	\$49,950	\$49,920	\$53,040	\$56,160	\$59,280	\$62,400	\$65,520	\$68,640	\$71,760	\$74,880	\$78,000	\$81,120	\$87,360	\$99,840
1.5 person	\$20,075	\$33,425	\$40,110	\$53,500	\$53,480	\$56,823	\$60,165	\$63,508	\$66,850	\$70,193	\$73,535	\$76,878	\$80,220	\$83,563	\$86,905	\$93,590	\$106,960
2 person	\$21,400	\$35,650	\$42,780	\$57,050	\$57,040	\$60,605	\$64,170	\$67,735	\$71,300	\$74,865	\$78,430	\$81,995	\$85,560	\$89,125	\$92,690	\$99,820	\$114,080
3 person	\$24,100	\$40,100	\$48,120	\$64,200	\$64,160	\$68,170	\$72,180	\$76,190	\$80,200	\$84,210	\$88,220	\$92,230	\$96,240	\$100,250	\$104,260	\$112,280	\$128,320
4 person	\$26,750	\$44,550	\$53,460	\$71,300	\$71,280	\$75,735	\$80,190	\$84,645	\$89,100	\$93,555	\$98,010	\$102,465	\$106,920	\$111,375	\$115,830	\$124,740	\$142,560
4.5 person	\$28,460	\$46,350	\$55,620	\$74,175	\$74,160	\$78,795	\$83,430	\$88,065	\$92,700	\$97,335	\$101,970	\$106,605	\$111,240	\$115,875	\$120,510	\$129,780	\$148,320
5 person	\$30,170	\$48,150	\$57,780	\$77,050	\$77,040	\$81,855	\$86,670	\$91,485	\$96,300	\$101,115	\$105,930	\$110,745	\$115,560	\$120,375	\$125,190	\$134,820	\$154,080
6 person	\$34,590	\$51,700	\$62,040	\$82,750	\$82,720	\$87,890	\$93,060	\$98,230	\$103,400	\$108,570	\$113,740	\$118,910	\$124,080	\$129,250	\$134,420	\$144,760	\$165,440
7 person	\$39,010	\$55,250	\$66,300	\$88,450	\$88,400	\$93,925	\$99,450	\$104,975	\$110,500	\$116,025	\$121,550	\$127,075	\$132,600	\$138,125	\$143,650	\$154,700	\$176,800
8 person	\$43,430	\$58,850	\$70,620	\$94,150	\$94,160	\$100,045	\$105,930	\$111,815	\$117,700	\$123,585	\$129,470	\$135,355	\$141,240	\$147,125	\$153,010	\$164,780	\$188,320

**Rentals**

**Maximum affordable monthly rent**

Assumes affordability = 30% of monthly household income

Maximum affordable monthly rent amounts should also include the following utilities: electric, gas, water, sewer, trash, & snow removal

	HUD																
	EXTREMELY LOW			HUD LOW	TRUE												
Unit Size	INCOME	50%	60%	INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
Studio (1 person)	\$468.75	\$780.00	\$936.00	\$1,248.75	\$1,248.00	\$1,326.00	\$1,404.00	\$1,482.00	\$1,560.00	\$1,638.00	\$1,716.00	\$1,794.00	\$1,872.00	\$1,950.00	\$2,028.00	\$2,184.00	\$2,496.00
1 bed (1.5 person)	\$501.88	\$835.63	\$1,002.75	\$1,337.50	\$1,337.00	\$1,420.56	\$1,504.13	\$1,587.69	\$1,671.25	\$1,754.81	\$1,838.38	\$1,921.94	\$2,005.50	\$2,089.06	\$2,172.63	\$2,339.75	\$2,674.00
2 bed (3 person)	\$602.50	\$1,002.50	\$1,203.00	\$1,605.00	\$1,604.00	\$1,704.25	\$1,804.50	\$1,904.75	\$2,005.00	\$2,105.25	\$2,205.50	\$2,305.75	\$2,406.00	\$2,506.25	\$2,606.50	\$2,807.00	\$3,208.00
3 bed (4.5 person)	\$711.50	\$1,158.75	\$1,390.50	\$1,854.38	\$1,854.00	\$1,969.88	\$2,085.75	\$2,201.63	\$2,317.50	\$2,433.38	\$2,549.25	\$2,665.13	\$2,781.00	\$2,896.88	\$3,012.75	\$3,244.50	\$3,708.00
4 bed (6 person)	\$864.75	\$1,292.50	\$1,551.00	\$2,068.75	\$2,068.00	\$2,197.25	\$2,326.50	\$2,455.75	\$2,585.00	\$2,714.25	\$2,843.50	\$2,972.75	\$3,102.00	\$3,231.25	\$3,360.50	\$3,619.00	\$4,136.00

**For Sale**

**Maximum Monthly Principal & Interest Payment**

Based on the affordable monthly rent amounts above, less a \$350 allowance to cover taxes, insurance, and HOA dues

	HUD																
	EXTREMELY LOW			HUD LOW	TRUE												
Unit Size	INCOME	50%	60%	INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
Studio (1 person)	\$118.75	\$430.00	\$586.00	\$898.75	\$898.00	\$976.00	\$1,054.00	\$1,132.00	\$1,210.00	\$1,288.00	\$1,366.00	\$1,444.00	\$1,522.00	\$1,600.00	\$1,678.00	\$1,834.00	\$2,146.00
1 bed (1.5 person)	\$151.88	\$485.63	\$652.75	\$987.50	\$987.00	\$1,070.56	\$1,154.13	\$1,237.69	\$1,321.25	\$1,404.81	\$1,488.38	\$1,571.94	\$1,655.50	\$1,739.06	\$1,822.63	\$1,989.75	\$2,324.00
2 bed (3 person)	\$252.50	\$652.50	\$853.00	\$1,255.00	\$1,254.00	\$1,354.25	\$1,454.50	\$1,554.75	\$1,655.00	\$1,755.25	\$1,855.50	\$1,955.75	\$2,056.00	\$2,156.25	\$2,256.50	\$2,457.00	\$2,858.00
3 bed (4.5 person)	\$361.50	\$808.75	\$1,040.50	\$1,504.38	\$1,504.00	\$1,619.88	\$1,735.75	\$1,851.63	\$1,967.50	\$2,083.38	\$2,199.25	\$2,315.13	\$2,431.00	\$2,546.88	\$2,662.75	\$2,894.50	\$3,358.00
4 bed (6 person)	\$514.75	\$942.50	\$1,201.00	\$1,718.75	\$1,718.00	\$1,847.25	\$1,976.50	\$2,105.75	\$2,235.00	\$2,364.25	\$2,493.50	\$2,622.75	\$2,752.00	\$2,881.25	\$3,010.50	\$3,269.00	\$3,786.00

**Maximum Sales Prices**

Assumes interest rate of 5.70%, 30 year loan term, and 90% loan-to-value (Interest rate is the FHLMC 10-year trailing average for 2009-2018)

HUD																	
Unit Size	EXTREMELY LOW			HUD LOW		TRUE											
	INCOME	50%	60%	INCOME	80%	85%	90%	95%	100%	105%	110%	115%	120%	125%	130%	140%	160%
Studio (1 person)	\$22,733	\$82,319	\$112,183	\$172,056	\$171,912	\$186,844	\$201,776	\$216,709	\$231,641	\$246,573	\$261,505	\$276,438	\$291,370	\$306,302	\$321,234	\$351,099	\$410,827
1 bed (1.5 person)	\$29,075	\$92,967	\$124,962	\$189,046	\$188,950	\$204,947	\$220,944	\$236,941	\$252,938	\$268,935	\$284,933	\$300,930	\$316,927	\$332,924	\$348,921	\$380,915	\$444,904
2 bed (3 person)	\$48,338	\$124,914	\$163,297	\$240,256	\$240,064	\$259,256	\$278,448	\$297,639	\$316,831	\$336,023	\$355,215	\$374,406	\$393,598	\$412,790	\$431,981	\$470,365	\$547,132
3 bed (4.5 person)	\$69,205	\$154,826	\$199,192	\$287,996	\$287,924	\$310,107	\$332,290	\$354,473	\$376,656	\$398,839	\$421,022	\$443,205	\$465,388	\$487,570	\$509,753	\$554,119	\$642,851
4 bed (6 person)	\$98,543	\$180,431	\$229,918	\$329,035	\$328,892	\$353,635	\$378,379	\$403,122	\$427,866	\$452,609	\$477,352	\$502,096	\$526,839	\$551,583	\$576,326	\$625,813	\$724,787

Effective 4/24/2019

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE