

ACRE CROSSING - INFORMATION PACKET

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Welcome to Acre Crossing!

This packet provides details on the eligibility requirements, selection process, and financing options for Acre Crossing Residences. This affordable housing development is located at 652 Merrimack Street Lowell, MA and consists of **32 newly constructed condominiums**, including **24 two bedroom/two bathroom units** and **8 three bedroom/two bathroom units**.

The condominiums are available for sale only to first-time homebuyers earning at or below 100% Area Median Income (AMI).



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Introduction and Overview

Acre Crossing Residences is a newly constructed development located at 652 Merrimack Street in Lowell, MA. It comprises of 32 condominium homes. There are 24 units that are 2-bedroom / 2-bathroom units and 8 other units which are 3-bedroom / 2-bathroom. These homes are available for sale to first-time homebuyers who earn at or below 100% of the Area Median Income (AMI).

Eligibility

Total household gross income must not exceed 100% of the Area Median Income (AMI) as established below by the U.S. Department of Housing and Urban Development (HUD). This income limit is adjusted based on the household size.

HOUSEHOLD SIZE (Regardless of Age)	1	2	3	4	5	6
INCOME LIMITS	\$96,250	\$110,000	\$123,750	\$137,500	\$148,500	\$159,500

Pricing

2 Bedroom / 2 Bathroom	3 Bedroom / 2 Bathroom
Sale Price \$326,633	Sale Price \$358,761
Condo Fee \$296/Month	Condo Fee \$362/Month



FREQUENTLY ASKED QUESTIONS - ELIGIBILITY

Q: Who is eligible to apply?

Applicants must be first-time homebuyers. A person is a "first-time homebuyer" if no person in their household has, within the preceding three years, owned a home. This includes owning trust or interest in a home with one or more people, such as through joint ownership **with the exception of:**

- An individual who has owned a home with their partner or resided in a home owned by the partner and is considered a displaced homemaker. The term "displaced homemaker" refers to an adult who has not consistently worked full-time in the labor force for one or more years and has primarily worked without pay to care for the home and family during such years.
- Single parents 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.
- Elderly households (where at least one household member is age 55 or over);
- Households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
- 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 constructing a permanent structure.

****Individuals who have a financial interest in the development and their families shall not be eligible.**

Q: If I presently own a home, could I qualify to purchase an affordable home?

Yes, but only if you meet at least one of the exceptions to the First-Time Homebuyer rule as listed above. You will not be able to purchase an affordable home until your current home is under agreement. The equity in the home must be determined, which is to be included in the determination of assets.

Q: If I am currently in the process of a separation and plan on being legally divorced, can I still apply?

Your divorce does not need to be finalized when you apply for Acre Crossing. However, it must be finalized before the purchase of the home. You will not be allowed to purchase an affordable home until the terms regarding your income and assets eligibility can be accurately determined. If you have only filed for separation and your divorce is not finalized, you will not qualify to purchase one of the affordable homes.

Q: I am disabled; will the home be modified based on my disability?

The developers, staff, and consultants involved in the applicant selection process are committed to both state and federal fair housing laws and will not discriminate against any protected class during the selection of applicants. The developer has made a pledge to consider reasonable accommodations for qualified disabled applicants who have received mortgage commitments and to make any necessary adaptations to the home that is suitable for their needs.



Q: What is the MAXIMUM FAMILY INCOME for eligibility?

To be eligible to purchase an affordable home, annual income and assets of all household members must be below the maximum level as shown below.

HOUSEHOLD SIZE (Regardless of Age)	1	2	3	4	5	6
INCOME LIMITS	\$96,250	\$110,000	\$123,750	\$137,500	\$148,500	\$159,500

Generally on an annualized basis, the US Department of Housing and Urban Development (HUD) publishes income guidelines. The applicant will be subject to the published guidelines in effect at the time of their application. Incomes as stated above represent 100% of Area Median Income (AMI) as defined by HUD.

Q: What are the MAXIMUM LIQUID ASSETS my family can hold?

To be eligible, your household's liquid assets cannot exceed **\$100,000**.

Q: What constitutes LIQUID ASSETS?

Assets for Acre Crossing applicants will be evaluated based on their full and fair present cash value at the time of application. This assessment ensures an accurate representation of the applicant's financial situation. If an applicant has sold or transferred any assets for less than their full and fair present cash value within one year before applying, the full and fair cash value of those assets at the time of disposition must be declared. This value will be included when calculating eligibility. Certain essential personal items, such as furniture, automobiles, and other necessary personal belongings, are not included in this asset calculation.

Household Assets include the following:

- **Cash held in savings and checking accounts, safe deposit boxes, homes, etc.**
 - For savings accounts, use the current balance.
 - For checking accounts, use the average balance for the last six months.
- **Assets held in foreign countries are considered assets**
- **Revocable trusts**
 - The cash value of any revocable trust available to the applicant.
- **Equity in rental property or other capital investments**
 - The current fair market value less (a) any unpaid balance on any loans secured by the property and (b) reasonable costs that would be incurred in selling the asset (e.g., penalties, broker fees, etc.).



- **Stocks, bonds, Treasury bills, certificates of deposit, mutual funds, and money market accounts**

- The value of stocks and other assets vary from one day to another and should be determined within a reasonable time in advance of the applicant's submission to participate in the subject housing program.

- **Individual retirement, 401K, and Keogh accounts**

- Depending on whether or not the applicant has access to the funds, regardless if penalty may be assessed. If the applicant is making occasional withdrawals from the account, determine the amount of the asset by using the average balance for the previous six months. (Do not count withdrawals as income).
- Retirement and pension funds
- If the applicant is currently employed, this is defined as the amount of funds that the applicant can withdraw without retiring or terminating their employment. This includes the whole amount minus any penalties or transaction costs.
- If the applicant has retired, terminated their employment or withdrawn funds from their pension, periodic receipts from pension and retirement funds are counted as income. Lump-sum receipts from pension and retirement funds are also counted as assets.
- If the benefits will be received in a lump sum, that amount will be included in the applicant's household assets. If the benefits will be received through periodic payments, those payments will be included in the applicant's annual income. The remaining amounts will not count in the applicant's assets.
- The cash value of life insurance policies available to the applicant before death (e.g., the surrender value of a whole life policy or a universal life policy) are also included. However, this does not include a value for term insurance that has no cash value to the applicant before death.

- **Personal property held as an investment**

- Gems, jewelry, coin collections, or antique cars held as an investment. Personal jewelry is NOT considered an asset.

- **Lump-sum receipts or one-time receipts**

- Inheritances, capital gains, one-time lottery winnings, victim's restitution, settlements on insurance claims (including health and accident insurance, worker's compensation, and personal or property losses), and any other amounts that are not intended as periodic payments.

- **A mortgage or deed of trust held by an applicant**

- Payments on this type of asset are often received as one combined payment of the principal and interest, with the interest portion counted as income from the asset. This combined figure will be separated into the principal and interest portions of the payment. (This is done by referencing the amortization schedule that relates to the specific term and interest rate of the mortgage.)
- Actual income for this asset is determined by the interest portion due, based on the amortization schedule, for the 12-month period following the certification.
- Imputed income for this asset is determined by the asset value at the end of the 12-month period following the certification.



The Following are NOT considered LIQUID ASSETS

- Personal property (clothing, furniture, cars, wedding ring, other jewelry that is not held as an investment, vehicles specially equipped for persons with disabilities)
- Interests in Indian trust land
- Term life insurance policies (i.e., where there is no cash value)
- Equity in the cooperative home in which the applicant lives
- Assets that are part of an active business: "Business" does NOT include rental of properties that are held as investments unless such properties are the applicant's main occupation
- Assets that are NOT effectively owned by the applicant: Assets are not effectively owned when they are held in an individual's name, but (a) the assets and any income they earn accrue to the benefit of someone else who is not the applicant, and (b) the other person is responsible for income taxes incurred on income generated by the assets

Q: How do you determine household income?

The Lottery Agent will determine the household income based on all sources of income for all household members age 18 or older with the exception of full-time students. This includes, but is not limited to, employment income, Social Security, alimony, child support, overtime pay, bonuses, unemployment benefits, severance pay, part-time employment, matured bonds, and money to be received in court.

Q: How long does it take to get a mortgage?

Typically, when a unit is available for purchase, and you meet the eligibility requirements, you will be invited to sign a Purchase and Sale Agreement within a few days of approval and it will take approximately six weeks to secure a mortgage and close on the home.

Q: What constitutes a household?

A household constitutes the number of persons who plan to reside in the home regardless of marital status. Cross income from all household members over the age of 18 (except for full-time students) shall be considered in determining compliance with income eligibility requirements.

Q: I am expecting a child. Do I add the child to our household size?

You must submit documentation from your Obstetrician/Gynecologist or an adoption agency stating that you are expecting a child. This will determine if the child should be included in the household.



FREQUENTLY ASKED QUESTIONS - SELECTION PROCESS

Q. How will applicants for the affordable homes be selected?

To be considered for Acre Crossing, applicants must submit a complete application that meets all eligibility requirements. Upon receipt of all required information, the applicant will receive a letter either confirming or denying their eligibility for residency. Once approved, these applicants will be invited to enter into a Purchase and Sale agreement and subsequently apply for a mortgage loan to purchase an affordable home. Affordable homes will be offered to the highest-ranking applicants who are found to be eligible and qualify for a mortgage loan.

Q: What documents do I need to submit to determine eligibility for entry?

You will need:

- A completed and signed application
- A Pre-Approval letter from a bank stating that your household qualifies for a mortgage to purchase an affordable home
- A valid HUD-accredited First-Time Homebuyer Certificate
- A signed Homebuyer Disclosure Statement

Q: Is there a priority or preference for larger households?

Preference shall be given to larger households requiring the total number of bedrooms in the home based on the following criteria:

- There is at least one occupant and no more than two occupants per bedroom.
- A couple, 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.
- A person described in the first sentence of shall not be required to share a bedroom if the consequence of sharing a room would cause a severe adverse impact on their mental or physical health. The lottery agent must receive reliable medical documentation explaining such an impact of sharing the room.

Q: Do I have to be a resident of Lowell, MA to apply?

- No. All households that meet the income guidelines specified above may apply for an affordable home at Acre Crossing.



Q. What additional documents are required in order to purchase a home at Acre Crossing?

- Most recent five pay stubs (regardless of weekly or bi-weekly pay periods)
- Most recent three years Federal tax returns including w-2's, 1099's, etc.
- Any additional income documentation such as, but not limited to, social security, pension, child support, and alimony payments
- Most recent three months checking and savings account bank statements from each bank that you hold accounts in. (All financial documents must show the account holder's name, address and account number. All pages of banking statements must be submitted even if blank.)
- All asset information, including evidence of the value of CDs, brokerage statements, etc.
- A signed Homebuyer Disclosure Statement
- Narrative stating the applicant's history for the last 2 years including information about work and finances over the last 2 years.
- A Financial Commitment Letter from your lender. This is needed prior to the final approval of the Monitoring Agent. (The Monitoring Agent may ask for additional information before making their decision).
- Eligible Purchaser Certificate. This will be given to you by The Monitoring Agents and must be recorded by The Registry of Deeds during the closing.



FREQUENTLY ASKED QUESTIONS - FINANCING

Q. Is attendance at a Homebuyer Education Class mandatory?

Yes, it is mandatory to obtain a valid HUD-accredited first-time homebuyer certificate in order to purchase a home at Acre Crossing. The Merrimack Valley Housing Partnership offers these classes at their office located at:

**67 Middle Street
Suite 500
Lowell, MA 01852**

You can view the schedule for upcoming classes at <https://www.mvhp.org/buyer-training-classes/>.

For those who prefer a self-paced option, an online class is available through **Framework**. Registration can be completed at <https://www.mvhp.org/framework-online-course/>.

Additionally, other HUD-accredited first-time homebuyer classes can be found at My Mass Home. More information is available at <https://www.mymasshome.org/homeownership-education-calendar>.

Q. Is a pre-approval from a lender required?

Yes, a pre-approval letter from a lender is necessary to purchase a home at Acre Crossing.

Q. How can I apply for a mortgage?

We recommend applying for financing with lenders who have experience with affordable housing deed restrictions (refer to the Homebuyer Disclosure Statement). We can provide a list of such lenders upon request via email or phone. There are also other lenders and mortgage brokers who may assist in this process.

First-time homebuyers also have access to various mortgage programs, including those offered by MassHousing and Massachusetts Housing Partnership (MHP). For more details, please visit www.MassHousing.com and www.MHP.net.

Furthermore, the City of Lowell has a federally funded Home Funds Program that provides down-payment and closing cost assistance for first-time homebuyers. This program offers a no-interest loan of up to \$11,800, which is due upon sale, transfer of the deed, or refinancing. For eligibility criteria and further information, please contact Merrimack Valley Housing Partnership at acrecrossing@mvhp.org or by phone at 978-459-8490.



Q: Are there any requirements on the type of loan I receive?

Yes, the program requirements are:

1. The mortgage loan must be a 30-year fixed rate loan.
2. The loan must conform to either an FHA, VA, Fannie Mae fixed-rate, or Freddie Mac fixed-rate mortgage loan.
3. Households must demonstrate the availability of sufficient funds for a down payment, closing costs, and pre-paid costs. Applicants should inquire with their lender as to what closing costs there will be.

Closing costs can include but are not limited to:

- Fees for Loan Origination
- Appraisal
- Credit Reports
- Inspection
- Document Preparation
- Attorney and Title Insurance.

Pre-Paid costs can include interest that accrues from the date of settlement to the first monthly payment. They can also include insurances such as Hazard, Flood, and Mortgage Insurance.

4. Non-household members cannot be co-signers on the mortgage.

Q: What are the minimum income requirements?

To qualify for a mortgage, the total annual household income, as determined by the lender, must be adequate to support the requested mortgage amount. Additionally, the homebuyer must be able to pay the monthly housing costs.

Such monthly housing costs may include:

- The Mortgage Principal
- Interest in The Mortgage
- Property taxes
- Hazard insurance
- Private Mortgage Insurance (if applicable)
- Homeowner association dues. (if applicable)

Additionally, the annual income for a household may not exceed 100% AMI and is adjusted depending on the household size.



Q: Once I am approved by the lender, are there additional approvals required?

Yes. Typically, your lender will re-qualify you for the loan a few days before closing. The lender may want to perform an additional credit check, employment verification, verify your marital status, etc. A change in this information, previously undiscovered information, or inaccurate information may cause your lender to deny your loan even though it may have been previously approved. Therefore, you should consult with your lender before any major life-changes with your or any other member of your household occurs because it can potentially impact your loan.

These life changes include, but are not limited to:

- Job changes
- Changes in marital status
- Substantial additional debt
- Large purchases (as defined by your lender)

Q: Are there restrictions upon resale or refinancing?

Yes. Affordable Housing Programs, such as the ones used with Acre Crossing, are designed to provide reduced-price homeownership opportunities to those who might not otherwise qualify for conventional purchases. As such, there are significant restrictions on resale and refinancing:

- Deed Restriction: All homes at Acre Crossing will have a recorded "Deed Restriction". The Deed Restriction's purpose is to:
 - Limit the resale and refinancing amount
 - Requires resale to another eligible buyer
 - Ensures that the home remains affordable in perpetuity
- Market Value Discrepancy: The home's open market value may be substantially higher than its restricted price, but you cannot sell at market rates.
- Resale Process: You must notify the Monitoring Agent before selling or refinancing.
- The Monitoring Agent will determine the maximum allowable resale or refinancing amount based on the deed restriction.

These restrictions maintain the long-term affordability of the property and prevent windfall profits from subsidized housing. A summary of the Deed Restriction is provided to potential buyers for review. These measures ensure that the affordable housing remains accessible to eligible buyers in the long term, to preserve the program's intended benefits for the community.

Q: What if I do not fully understand the conditions of the Deed Rider?

The Deed Rider is a crucial legal document explaining your responsibility regarding re-sale, re-finance and household improvements. If you have further questions, please contact our office by phone at 978-459-8490 or email at acrecrossing@mvhp.org. If we are unable to answer those questions to your satisfaction, we recommend that you seek legal counsel.

Q: What if my understanding of the English language is limited?

As a general fair-housing principal, we are committed to broadening access for persons with limited English proficiency (LEP). Persons for whom English is not their primary language and who have a limited ability to read, write, speak, or understand English can be considered a LEP person.

MVHP shall, upon request, make reasonable accommodations, at no cost to the applicant to assist an LEP applicant in their understanding of important vital documents including but not limited to:

- Application materials
- Consent documents
- Notices concerning program eligibility
- Other compulsory program materials



HOME BUYER DISCLOSURE STATEMENT (PLEASE INITIAL)

_____ I/We certify that I/We have read the entire information packet including the Frequently Asked Questions.

_____ I/We certify that we are first-time homebuyers as defined within the Frequently Asked Questions.

_____ I/We certify that every person in our household has been accounted for in the application; and that our household income does not exceed the income limits provided in the Information Packet.

_____ I/We certify that our household is able to provide the minimum down-payment, closing costs and applicable monthly fees that come with the purchase of the home.

_____ I/We certify that I/we have read the Homebuyer Disclosure Statement and understand the purchaser obligation there under. If further explanation is needed I/we shall seek legal counsel or other counseling services as necessary.

_____ I/We certify that we comply with the maximum asset limitations of \$100,000.

I/We certify that Lottery Agent or any other employee shall not be held liable for any decisions made pertaining to the applicants' eligibility or their application.

Information missing from the application, including, but not limited to the following could render an application incomplete, thus making my household ineligible for Acre Crossing. I/We understand that I/We must have the following documents in order for the application to be complete.

- Completed Application Lender and Disclosure Statement
- Lender Pre-Approval Letter (not to be confused with the pre-qualification letter sent from MVHP)
- Valid HUD accredited First-Time Homebuyer Certificate
- Signed Disclosure Statement

_____ I/We understand that the initial determination of eligibility does not guarantee that we are eligible to purchase one of the affordable homes. A final determination of eligibility will be made by the Monitoring Agent. This determination will require additional documentation including but not limited to:

- 3 years' tax returns
- 5 most recent pay stubs
- last 3 months' bank statements
- Other documentation requested by the Monitoring Agent (if applicable)

_____ I/We understand that the program requirements and guidelines are established by MassHousing and the Monitoring Agent. 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 project-monitoring agent, is final.

_____ I/We certify that no member of our household has a financial interest in this development.

_____ I/We believe we are qualified based upon the information in the Information Packet.

_____ I/We certify that the information in this Disclosure Statement is true and correct to the best of my/our knowledge under full penalty of perjury.

_____ I/We certify that the information in the accompanying documents for my/our application to Acre Crossing is true and correct to the best of my/our knowledge and belief under full penalty of perjury.

_____ I/We have completed the application. I/We have reviewed and understand the process of homebuyer qualification to purchase one of the affordable homes.

APPLICANT SIGNATURE

DATE

CO-APPLICANT SIGNATURE

DATE



APPLICATION CHECKLIST

It is crucial that your application is complete when you apply for Acre Crossing as **an incomplete application can render your household ineligible for Acre Crossing**. To ensure that your application is complete, make sure you have the following documents ready.

- A completed and signed application
- A Pre-Approval letter from a lender stating your household qualifies for a mortgage to purchase an affordable home.
- A valid HUD-accredited First-Time Homebuyer Certificate
- A signed Homebuyer Disclosure Statement

When you are ready to send your information, please use the method of delivery below that is most convenient to you.

By Email

acrecrossing@mvhp.org

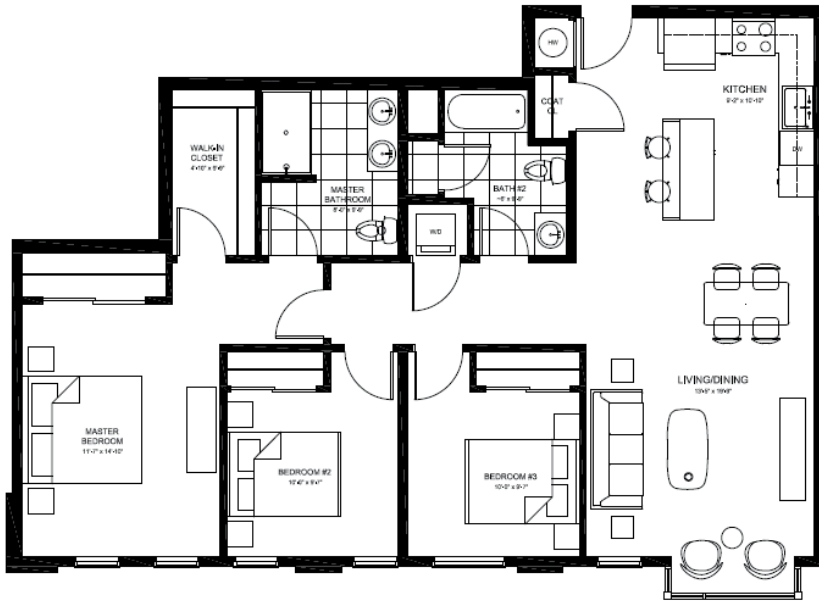
By Mail or In-Person

67 Middle Street, Suite 500
Lowell MA 01852

PLEASE DO NOT STAPLE YOUR DOCUMENTS

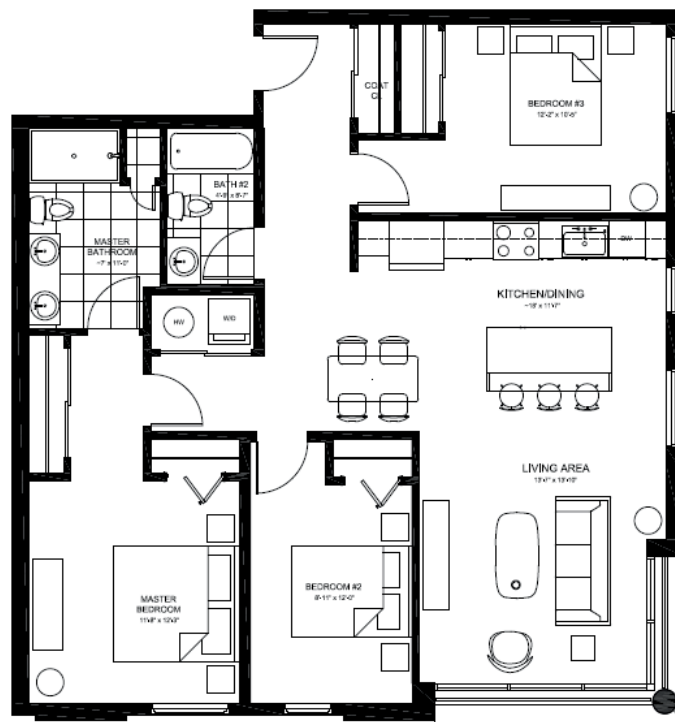


3 BED / 2 BATH CONDOMINIUM LAYOUTS



Type- 'A'

3BR / 2BA
+/-1330 sf

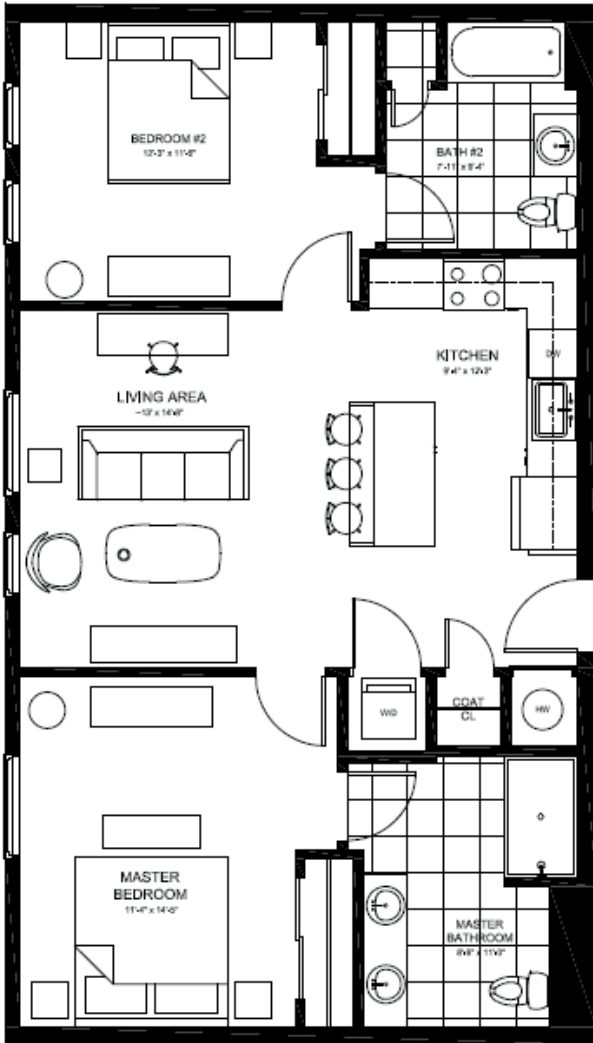


Type- 'B'

3BR / 2BA
+/-1267 sf

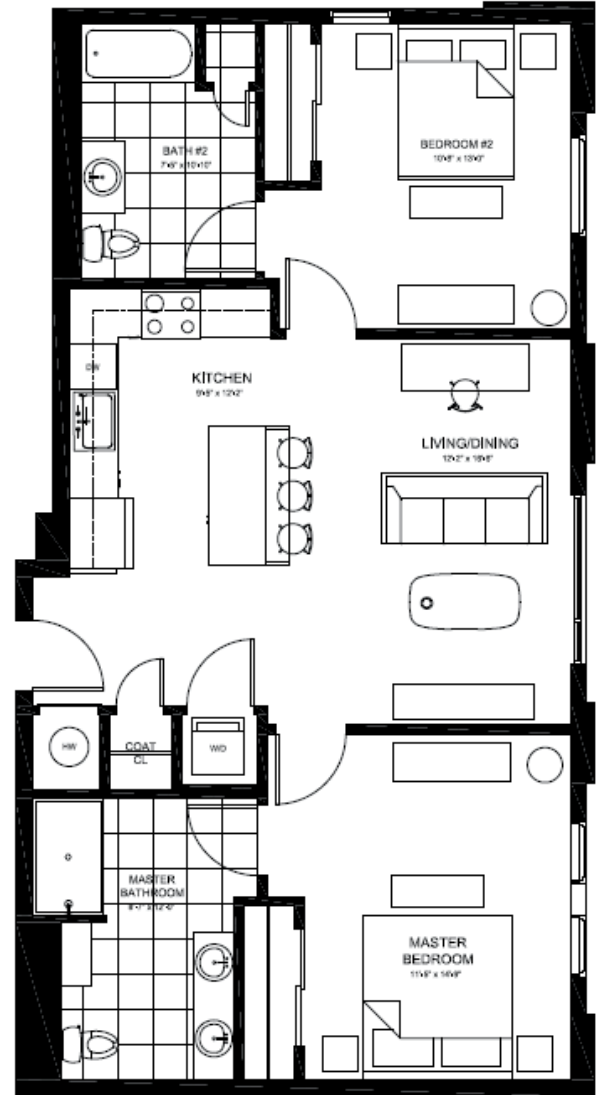


2 BED / 2 BATH CONDOMINIUM LAYOUTS



Type- 'C'

2BR / 2BA
+/-996 sf



Type- 'D'

2BR / 2BA
+/-1040 sf

