

Deed Restriction Information

Suffolk Place, Lowell, MA

The home you are interested in buying was built in part with funding from the Massachusetts Housing Finance Agency (known as “MassHousing”) under its CommonWealth Builder Program. This funding allows the home to be sold for a discounted price, ensuring it is affordable to first-time homebuyers with moderate incomes.

In exchange for the discounted purchase price, the CommonWealth Builder Program requires that the buyer of this home sign binding legal documents that restrict the buyer’s right to sell, rent-out and refinance the home and, in some cases, require that the buyer share with MassHousing some of the money they receive if they do sell the home. These legal documents will be attached to the deed to the home and are sometimes called “**deed riders**”.

If you buy this home, by signing the deed riders, you will be agreeing that:

For the first 15 years after you buy the home, for so long as you own it, for so long as you own this home:

- This home will need to be your primary residence and you may not be allowed to rent it out
- You will only be able to sell this home to another moderate-income first-time homebuyer and only for a limited sale price, but you may transfer it to certain close family members
- There will be restrictions on refinancing and second mortgages

And for the next 15 years, for so long you own this home:

- This home will still need to be your primary residence (or the primary residence of a close family member) and you still may not be allowed to rent it out
- There will still be restrictions on refinancing and second mortgages
- You will be able to sell this home to anyone and the sale price will not be restricted, but you may need to pay to MassHousing some of the amount you receive from a sale

After 30 years, all of the restrictions in the deed riders will expire. If you or a close family member still own this home, you will then be able to sell, rent and refinance without any restriction or making any shared appreciation payment to MassHousing.

Because the deed riders do not automatically terminate upon foreclosure, this home may not be eligible for FHA or VA loans.