

For Sale!

Town of East Fishkill Moderately Priced Housing Program



Hopewell Glen Development
\$231,309

Four Corners Development
\$227,520

- 3 bedrooms, 2 1/2 baths, 2 Car Garage
- Master Bedroom Suite features Large Walk-in Closet, Spacious Master Bath with Linen Closet
- Well-Appointed Kitchen Adjacent to Breakfast Area and Opens into the Family Room

For More Information contact:

NeighborWorks HomeOwnership Center
of Dutchess County
291 Mill Street
Poughkeepsie, NY 12601
(845) 454-9288

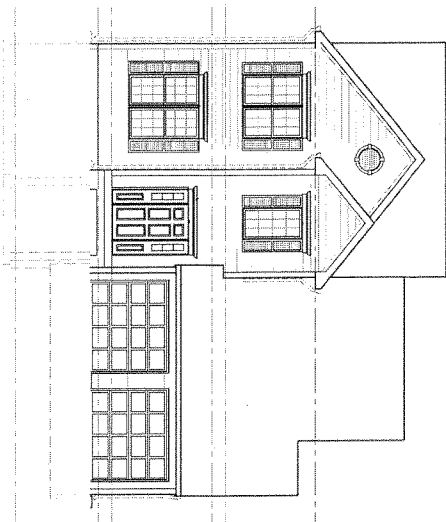
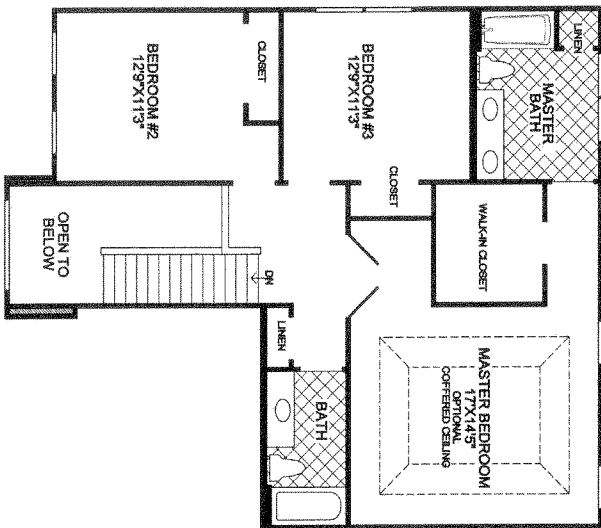
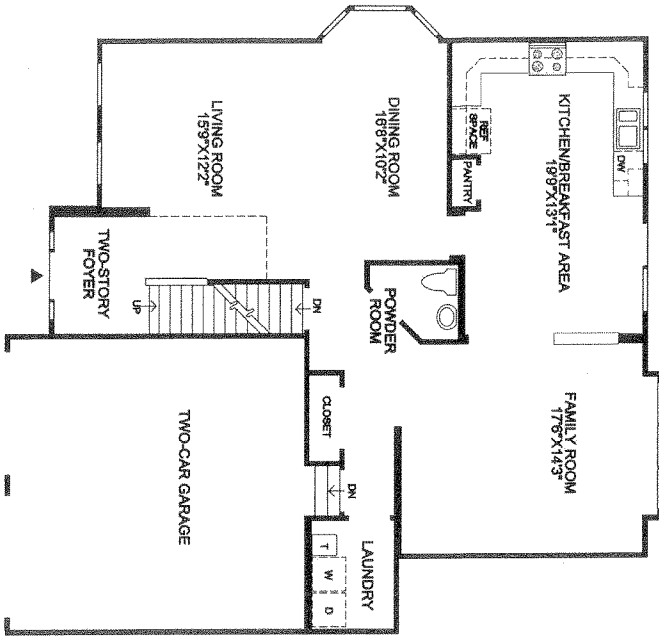
MONTICELLO AIR MILL

POINTER PROJECT / THE GILMAN

FLOOR PLANS

RIGHT HAND 9 FIRST FLOOR 1174 SF
 8 SECOND FLOOR 987 SF
 TOTAL 2161 SF

Toll Architecture



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

MS



Town of East Fishkill

Dutchess County, New York

330 Route 376 Hopewell Junction, New York 12533

John L. Hickman, Jr.
Town Supervisor
☎(845) 221-4303

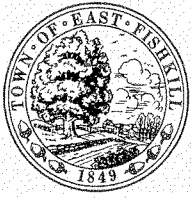
February 18, 2011

In the coming months the Town of East Fishkill will have moderately priced units of housing available in the Four Corners and Hopewell Glen Developments. These units are being developed under the Town's Affordable Housing Ordinance.

Once again, the Town will be working with NeighborWorks, HomeOwnership Center of Dutchess County (NHC-DC) to identify eligible homeowners for these units. More detailed information follows. If you have any questions about this opportunity please contact NHC-DC (845-454-9288) or my office. The Town of East Fishkill continues to take pride in its commitment to affordable housing for our residents.

Sincerely,

John Hickman
Supervisor



Hudson River Housing, Inc.

NeighborWorks®
HomeOwnership Center
of Dutchess County
291 Mill Street
Poughkeepsie, NY 12601
845.454.9288 phone
www.hudsonriverhousing.org

Town of East Fishkill Moderately Priced Housing Program

The sale price for the Four Corners units is \$227,520. The Sale price for the Hopewell Glen units is \$231,309. Units may only be purchased by first time homebuyers. For the purpose of this Program a first time homebuyer is defined as a household who has not owned any home in the past five years. Furthermore, to be eligible, applicant's household income must be at or below the following:

- 1 person household - \$70,800*
- 2 person household - \$80,160*
- 3 person household - \$90,120*
- 4 person household - \$100,080*
- 5 person household - \$108,120*
- 6 person household - \$116,160*

*as of 2/14/2011. Subject to change annually by HUD.

Household income shall include the income of all household members who will occupy the unit. The unit must be used as the buyer's primary residence.

In addition, the ordinance establishes the following priority order for applications:

1. Employees of the Town of East Fishkill
2. A member of East Fishkill's Volunteer Fire Department
3. Elderly (65 or older) or disabled residents of the Town
4. Honorably discharged US veterans who are residents of the Town
5. All other Town residents
6. People who work at businesses within the Town
7. Others

The Town or the developer does not provide financing for these units. You must be able to qualify for a mortgage, make a down payment and pay the closing costs that are necessary to purchase a unit. To obtain a mortgage you need good credit, steady income and the unit must be affordable for your household's income.

NHC-DC will review all applications and develop a priority list, omitting the ineligible applications, and NHC-DC will issue an "Eligibility Certificate" to one (1) household and one (1) alternate for each unit available. The priority household will then contact the developer directly to tour the unit and enter into a purchase contract. Eligibility Certificates will be valid for 30 days from the date of issuance with the option to extend for another 30 days upon the approval of the Town and the developer. During this time the eligible household must enter into a contract with the developer to purchase the unit. Eligible households must also close on the unit within 60 days of signing the purchase contract. The Eligibility Certificate will be withdrawn if the eligible household fails to meet these deadlines and will be reissued to the next priority eligible household. This process will continue until all units have been sold.

Applicants to the Program should take the following steps:

1. Complete and submit the Program application.
2. Assemble and submit the following documents:
 - a. Complete copies of the 2009 and 2010 Federal Tax Returns for each household member, with corresponding forms (W-2, 1099, etc.)
 - b. Four (4) consecutive weeks of most recent pay stubs for each employed household member.
 - c. Documentation for other household income (Social Security, Worker's Compensation, Child Support, etc.)
 - d. Checking account statements for the last six (6) months and the most recent savings account statement(s).
 - e. Proof of the ability to obtain a mortgage including:
 1. Pre-approval letter for a mortgage. There should not be a fee to obtain this letter.

NHC-DC will contact applicants directly regarding missing information and applicants will have 5 business days to submit the missing information.

For a detailed description of the program, please refer to the Affordable Housing section of the Town of East Fishkill's zoning law.

Applications will be accepted at NeighborWorks HomeOwnership Center of Dutchess County (NHC-DC), 291 Mil Street, Poughkeepsie, NY 12601 or the East Fishkill Town Hall, 330 Route 376, Hopewell Junction, NY. You can stop by either location to pick up an application packet, or call NHC-DC at 454-9288 to have one mailed to you. Applications can also be downloaded at www.hudsonriverhousing.org and at www.eastfishkillny.org. The application deadline for the first round is April 15, 2011. Applications received after this date may be considered for future units.

Affordable Housing Program Application

Return completed application to: Lashonda Denson, NeighborWorks HomeOwnership Center of Dutchess County, 291 Mill Street, Poughkeepsie, NY 12601.

Please check which home(s) you are applying for:

_____ Four Corners

_____ Hopewell Glen

APPLICANT (A)

CO-APPLICANT (C)

 First Middle Initial Last Name

 Mailing Address

 City, State, Zip

 County

 Home Phone Work Phone

 Fax Cell Phone

 E-Mail

 First Middle Initial Last Name

 Mailing Address

 City, State, Zip

 County

 Home Phone Work Phone

 Fax Cell Phone

 E-Mail

Date of Birth: _____ US Citizen: Foreign Born: Disabled:

Single Married Legally Separated Widowed Divorced

Veteran: Y N _____ Currently in School: Graduated:

Degree: College GED/H.S. Diploma Primary Vocational

Current Member of East Fishkill's Volunteer Fire Dept.: Owned a Home in the past five years?

Date of Birth: _____ US Citizen: Foreign Born: Disabled:

Single Married Legally Separated Widowed Divorced

Veteran: Y N: _____ Currently in School: Graduated:

Degree: College GED/H.S. Diploma Primary Vocational

Current Member of East Fishkill's Volunteer Fire Dept.: Owned a Home in the past five years?

RACE/NATIONAL ORIGIN

RACE/NATIONAL ORIGIN

You are not required to furnish this race/origin information, but are encouraged to do so. You may not be discriminated against on the basis of this information, nor on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race or sex, it is required by Federal regulations to note the information on the basis of visual observation or surname. If you do not wish to furnish the information, please check below.

I do not wish to furnish this information

I do not wish to furnish this information

- American Indian, Alaskan Native
- Asian
- Black or African American
- Native Hawaiian or Other Pacific Islander
- White
- Hispanic or Latino
- Not Hispanic or Latino

- American Indian, Alaskan Native
- Asian
- Black or African American
- Native Hawaiian or Other Pacific Islander
- White
- Hispanic or Latino
- Not Hispanic or Latino

SEX

SEX

- Female
- Male

- Female
- Male

LIST HOUSEHOLD MEMBERS AND DEPENDENTS - Family Size: _____

A/C	First and Last Names	Age	DOB	Relationship	Household	Dependant	(if applicable) Annual Income
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____
_____	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	\$ _____

COMMENTS:

APPLICANT EMPLOYMENT

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:

GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

CO-APPLICANT EMPLOYMENT

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:

GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

APPLICANT PART-TIME/SECOND JOB

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Years on Job _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:

GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

CO-APPLICANT PART-TIME/SECOND JOB

Employer Name _____
 Mailing Address _____
 City, State, Zip _____
 Position _____ Years on Job _____ Date Started _____
 Contact Name _____ Contact Telephone _____
 Union: Self-Employed:

GROSS Pay per paycheck
How often are you paid?
 Weekly Every Two Weeks Bi-Monthly Monthly

PREVIOUS EMPLOYMENT WITHIN PAST TWO YEARS (W-2s)

A/C	Employer Name
A/C	Employer Name
A/C	Employer Name
A/C	Employer Name

Position	Start Date	End Date
Position	Start Date	End Date
Position	Start Date	End Date
Position	Start Date	End Date

OTHER INCOME (Supporting Documentation i.e. Child Support Agreement, Award Letter, Statements, etc.)

Type	A/C	Monthly \$	Remarks
Alimony			
Child Support			
Disability			
Insurance/Annuity			
Interest/Dividends			
Pension			

	A/C	Monthly \$	Remarks
Public Assistance			
Social Security			
Trust Fund			
Unemployment			
VA Benefits			
Workers Comp.			

ASSETS (Supporting Documentation i.e. Account Statements. Note: You must also include the value of any assets disposed of in the past 24 months at less than fair market value.)

Type	A/C	Current Value	Penalty to Convert to Cash	Interest Rate	Asset Income
Checking	_____	_____	_____	_____	_____
Checking	_____	_____	_____	_____	_____
Money Market	_____	_____	_____	_____	_____
Mutual Fund	_____	_____	_____	_____	_____
Savings	_____	_____	_____	_____	_____
Savings	_____	_____	_____	_____	_____
401K	_____	_____	_____	_____	_____
401K	_____	_____	_____	_____	_____
Bonds	_____	_____	_____	_____	_____
Business	_____	_____	_____	_____	_____
CVLI	_____	_____	_____	_____	_____
Real Estate	_____	_____	_____	_____	_____
Stocks	_____	_____	_____	_____	_____
Vehicle	_____	_____	_____	_____	_____
Vehicle	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____

STATEMENTS BY ALL ADULT HOUSEHOLD APPLICANTS:

- We certify that all information given in this application and any addenda thereto is true, complete and accurate. We understand that if any of this information is false, misleading or incomplete, the application will be rejected.
- We authorize Hudson River Housing and/or its agents to make any and all inquiries to verify this information, which may then be released to appropriate local agencies, and to contact previous and current landlords or other sources for verification or confirmation.
- We authorize Hudson River Housing or its agents to obtain one or more "consumer reports" as defined in the Fair Credit Reporting Act, 15 U.S.C. Section 1681a(d) seeking information on our credit worthiness, credit standing, and credit capacity.
- We understand that in the event our application qualifies for and is considered for homeownership of the subject premises, that our application may be placed in a lottery for the home, that will be drawn on a date to be announced. The selected lottery candidate will then be invited to make an offer on the available home. Submission of a complete and acceptable application is not an offer, or therefore, a promise or guarantee that we will be chosen as the purchasers of the subject property.

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF CO-APPLICANT _____ DATE _____

SIGNATURE OF CO-APPLICANT _____ DATE _____

SIGNATURE OF CO-APPLICANT _____ DATE _____



EQUAL HOUSING OPPORTUNITY

NeighborWorks HomeOwnership Center of Dutchess County

Lender Worksheet

This form must be completed by the Loan Officer and included with the application packet upon submission to NeighborWorks HomeOwnership Center of Dutchess County.

Client Name _____
Applicant _____ Co-Applicant _____

Lending Institution _____ Contact Name _____

Calculations Used:

MONTHLY HOUSEHOLD INCOME
\$ _____

Credit Score _____ Type of Mortgage _____

Interest Rate _____ Term _____ Total Mo. Payment (A) \$ _____

Principal & Int. Mo. Payment (B) \$ _____ Monthly Taxes(C)\$ _____ Monthly Ins (D) \$ _____

Note: B + C + D must equal A

MONTHLY DEBT \$ _____ HOUSING RATIO _____% HOUSING/DEBT RATIO _____%

Funds:

Selling Price \$ _____ Mortgage Amount \$ _____

Total Down payment \$ _____ Closing Cost/Pre-Paid Estimate \$ _____

Breakdown of Sources of Funds:

Down payment (other) \$ _____ Source _____

Down payment (other) \$ _____ Source _____

Down payment (other) \$ _____ Source _____

Amt./Source for C/Costs \$ _____ Source _____

Amt./Source for C/Costs \$ _____ Source _____

Notes: _____

**Town of East Fishkill Moderately Price Housing Program
Verification of First-Time Homebuyer Status**

Name _____	Household Composition _____
Address _____ _____	

To qualify for consideration, you must be a first-time homebuyer.

Please check which of the following describes you and your household:

_____ I and/or my spouse/partner have not owned a home during the prior 5-year period.

_____ I have owned a home in the previous 5 years; however I am:

_____ a displaced homemaker

_____ a single parent who while married, owned a home with my spouse or resided in a home owned by my spouse

_____ a home I have owned was not permanently affixed to a permanent foundation in accordance with local or applicable regulations, or not in compliance with State, local or model building codes or other applicable codes, and cannot be brought into compliance with such codes for less than the cost of constructing a permanent structure.

Applicant Signature

Date

Co-Applicant Signature

Date

Name of Person Completing Form: _____