



# Affordable Home Ownership Lottery Application

Wayside Condos  
2239 Washington Street, Canton, MA 02121

Completed Applications must be submitted by mail only.  
Applications must be delivered no later than **November 7, 2021:**

Maloney Properties, Inc.  
Attention: Wayside Condos Lottery  
27 Mica Lane, Wellesley MA 02481

**Please see Information Packet for additional info.**

Free language assistance and reasonable accommodations available. For assistance and more information, please contact Maloney Properties, Inc 781-992-5303 - US Relay

711 or

email: [WaysideCondos@MaloneyProperties.com](mailto:WaysideCondos@MaloneyProperties.com)



Equal Housing Opportunity



**IMPORTANT:**

You may only submit one application per household. Duplicate applications will be discarded and only one application per household will be accepted.

**Wayside Condos  
2239 Washington Street, Canton, MA 02021**

**Affordable Home Ownership Lottery**

Head of

Household:

<b>Name:</b>	
<b>Street Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip Code:</b>	
<b>Email Address:</b>	
<b>Phone #:</b>	

Head of Household (2):

<b>Name:</b>	
<b>Street Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip Code:</b>	
<b>Email Address:</b>	
<b>Phone #:</b>	

Maloney Properties will contact applicants by email and phone only. If an email address is not provided, we will send notifications through postal mail and follow up by phone.

What is the total number of people in the household applying for the unit?

**My Household Size is:** \_\_\_\_\_

Please complete the below chart for all household members that would be residing in the unit, including yourself:

Full Name	Age	Head of Household or Occupant	Relationship to Head of Household ( <i>i.e. Daughter, Son, Mother, Father, etc.</i> )
		Head of Household	

**Race & Ethnicity (Optional Disclosure):**

This response is for the race and ethnicity of the head of household only. There is no penalty for persons who do not complete this section of the application. This information will only be used in aggregate, for the purposes of reporting and analysis.

**Please check all boxes that apply:**

- Alaskan Native and Native American
- Asian
- Black or African American (not of Hispanic origin)
- Hispanic or Latino
- Native Hawaiian or Pacific Islander
- White (not of Hispanic origin)
- Other (please specify): \_\_\_\_\_

**Local Preference:**

Defined as a household that, at the time of application for an affordable housing unit, falls into the following category:

1. Current residents of Canton: A household in which one or more members is living in the city or town at the time of application. Documentation of residency should be provided, such as rent receipts, utility bills, street listing or voter registration listings.
2. Municipal Employees of Canton: Employees of the municipality, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.
3. Employees of Local Businesses: Employees of businesses located in the municipality.
4. Households with children attending the locality’s schools, such as METCO students.

**Do any household members meet the criteria for the local preference?**

Yes

No

**Minority Preference:**

If the percentage of minority applicants in the Local Preference Pool is less than the percentage of minorities in the HUD-defined area, currently 27%, a preliminary lottery will be held with all minority applicants who do not qualify for the Local Preference Pool. These minority applicants would be drawn at random from the general pool until their percentage in the local pool closely approximates the percentage in the surrounding area. Applicants not selected for the local pool would be in the Open Pool only.

**Income Information:**

The affordable units will be in the 80% AMI income category:

Household Size	80% AMI Low Income
1	\$70,750
2	\$80,850
3	\$90,950
4	\$101,050
5	\$109,150
6	\$117,250

**Please list all household members & their estimated annual gross income below:**

<b>Household Member Name</b>	<b>Estimated Current Annualized Gross Income</b>

Please include income for any full-time students over age 18.

**Source of Income include but not limited to:**

- Paystubs from W2 Employment
- Self-Employment
- Social Security/ Social Security Disability
- Unemployment
- Child support
- Alimony
- Pension
- Self-Employment

**Asset Information:**

Please list the current amount of assets must be listed on this application.

Assets include but not limited to: Checking, Savings, Stocks, Bonds, Real Estate, CD's, 401K's, IRA's, Cash on Hand, etc. **Note:** there is an Asset Limit of \$75,000

Full Name	Type of Account	Current Account Balance
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$

**Real Estate Verification**

Real Estate verification – Household must be a first-time homebuyer defined as not having owned a residential property for three years, including in a trust with the exception of:

1. Displaced homemakers, where the displaced homemaker (an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner.
2. 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).
3. Households where at least one household member is 55 or over.
4. Households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
5. 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.

**Do you currently own real estate?**  Yes  No

### **Tax Information:**

Please include signed copies of the **3 most recent years** of federal income tax returns with all schedules and W-2s for all adult household members.

### **Pre-Approval Letter:**

Please provide a preapproval letter from a mortgage lender. If gift money is being provided, a gift letter also needs to be provided. Here are additional financing guidelines:

1. A downpayment of at least 3% of the purchase price, ½ of which must come from the buyer's own funds.
2. Mortgage loan must be a 30-year fully amortizing mortgage for not more than 97% of the purchase price with a fixed interest rate that is not more than 2 percentage points above the current MassHousing interest rate ([www.masshousing.com](http://www.masshousing.com)).
3. Monthly housing costs (inclusive of principal, interest, property taxes, hazard insurance, private mortgage insurance and condominium or homeowner association fees) shall not exceed 38% of monthly income for a household earning 80% of area median income, adjusted for household size.

### **Timeline:**

The application period will last 60 days. In order for an applicant to be entered into the lottery, they must submit a completed application and be screened for income and asset eligibility. If an applicant is not income eligible or is over the asset limit of \$75,000, they will not be entered into the lottery.

After the lottery, if an applicant is chosen, they will have 10 days to sign the Purchase and Sales Agreement. They will have 45 days to secure financing from a lender.

In carrying out this marketing program and buyer selection process, neither the Owner nor its Lottery Agent, will discriminate based on race, color, creed, religion, sex, familial status, sexual orientation, national or ethnic origin, handicap, citizenship, ancestry or marital status, public assistance, gender identity or any other basis prohibited by law.

Disabled persons are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to affordable person with disabilities an equal opportunity to use and enjoy the housing.

Please note the Maloney Properties reserves the right to request additional documentation after reviewing the application. Failure to provide any additional documentation requested by Maloney Properties by the given deadline will result in your application not being entered into the lottery.

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Disabled persons are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to affordable person with disabilities an equal opportunity to use and enjoy the housing.

**Application Deadline:**

The deadline for completed applications by mail, postmarked no later than **November 7, 2021** mailed to:

Maloney Properties, Inc.  
Attention: Wayside Condos Lottery  
27 Mica Lane, Wellesley MA 02481

**Questions:**

Maloney Properties' staff is available to answer any questions during the process.

Please feel free to contact us through the following methods:

**Email:** [WaysideCondos@maloneyproperties.com](mailto:WaysideCondos@maloneyproperties.com)

**Phone:** 781-992-5303 | US Relay 711

**Website:** [www.WaysideCondosLottery.com](http://www.WaysideCondosLottery.com).



**Signature Clause:**

I understand that the Lottery Agent is relying on this information to prove my household's eligibility for Wayside Condos, Canton, MA 02021. I certify that all information and answers to the above questions are true and complete to the best of my knowledge. I consent to release the necessary information to determine my eligibility. I understand that providing false information or making false statements may be grounds for denial of my application.

I authorize my consent to have the Lottery Agent to verify the information contained in this application for purposes of proving my eligibility for occupancy. I will provide all necessary information and expedite this process in any way possible. I understand that my income must be eligible to be entered the lottery.

**All ADULT household members must sign below:**

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Signature Date

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Signature Date

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Signature Date



Equal Housing Opportunity

