



Thomas M. Miller
Redevelopment Director

Jim LoBue
Deputy Director
jlobue@placer.ca.gov

3091 County Center Drive
Suite 260
Auburn, CA 95603

Phone 530-745-3150
Fax 530-745-3152
www.placer.ca.gov

May 31, 2011

Dear Household:

This is to let you know that the Neighborhood Stabilization Program (NSP) has newly remodeled homes listed and available for purchase. These NSP homes are currently owned by Mercy Housing California.

Under the guidelines of NSP, these homes are available for sale to qualified low and moderate income households. If you would like to make an offer on the homes that are listed in Lincoln, please contact, Maribel Perez, Keller Williams Realty, 3001 Lava Ridge Ct., Suite #100, Roseville, CA 95661, 916-223-1309; (Fax: 916-580-0301). Email address: maribel.perez1@comcast.net. For additional information please contact Maria León at 916-452-5356, Ext. 228).or **email: maria@nwsac.org**.

LOCATION	Bedrooms	Baths	SQFT	Estimated Sales Price
1181 Earlton Lane, Lincoln	4	2 1/2	2401	\$235,000 ; plus HOA \$118/mo & Mello Roos: \$249/mo

If you would like to make an offer on the homes that are listed below, please contact Judy de Fer at Marshall & Associates, 970 Reserve Drive #146, Roseville, CA. Phone: (916) 712-6154 email: deferjudy@aol.com for the following homes:

LOCATION	Bedrooms	Baths	SQFT	Estimated Sales Price
6484 Green Leaf Lane Foresthill, CA. 95631	3	1	1418	\$195,000

Please Note: If you are already represented by a real estate agent, contact your agent. The date the listing agents can accept offers may be different. You also can contact Malena Centella at 916-452-5356, Ext . 222 or **email: malena@nwsac.org** for further information.

You must be pre-qualified for the first mortgage and have completed the homebuyer education class (www.hlcc.net) or (www.nwsac.org). If you have not taken the homebuyer class, please give the date you are scheduled to take it. If a gap exists between the amount you pre-qualify for and the purchase price, you can apply for a second deed of trust assistance loan. If you make an offer, please fill out the NSP forms enclosed with this letter and return all forms with your offer to the appropriate listing agent.

Available houses will be also listed on the County Website at www.placer.ca.gov/Redevelopment

Sincerely,

Housing Program Coordinator

Attachments:
NSP Buyer Check list
Applicant Certification of Eligibility
Information Release Authorization





Buyer Name: _____ Property Address: _____
--

NSP BUYER CHECKLIST

(To be completed by Applicant and/or Agent)

The following documentation must be submitted with offer

- Applicant Certification of Eligibility and Information Release Authorization
- Certificate of Completion for HUD certified Homebuyer Seminar (8 hour class)
- Pre-Qualification/ Pre-Approval letter from a lender for a loan that is:
 - o 30 years
 - o fixed rate
 - o with impounds
 - o PITI payment amount (max housing ratio of 35% gross monthly household income per MHC calculations)

- Income documentation for at or below 120% of area median income (per household size):

Area Median Income for Placer County per Household size (as of March 2009)

Household Size	1	2	3	4	5	6	7	8
Max Income	61,150	69,900	78,600	87,350	94,350	101,350	108,350	115,300

- o 3 month documentation of all income sources for all members of the household that are 18 years or older: pay stubs, social security, SSI, pension, unemployment, child support, etc.
- o VOE(s)
- o Signed Federal Income Tax Returns and W-2's for past 1 year
- o 6 month bank statements
- Verification of down payment (EMD, gift funds, etc.)- minimum 3% or lender requirement
- Verification of closing cost funds



EQUAL HOUSING
OPPORTUNITY

Name of Applicant: _____



County of Placer/Placer County Redevelopment Agency
CDBG Neighborhood Stabilization Program Home Buyer Assistance Loans
3091 County Center Drive, Suite 260, Auburn, CA 95603

APPLICANT CERTIFICATION OF ELIGIBILITY
(to be completed by Applicant)

I/We hereby certify the following to be true and correct:

- 2. My/Our total household size is ____ persons. The following people are members of my/our household (for all household members 18 years of age and older, documentation of income earnings and/or verifications of student status is required, including, but not limited to, employment verification, wages, tax returns for the past 3 years; class registration; and report cards. If last names are different, explanations are required including documentation of child support, alimony, social security benefits, etc):

Name	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- 3. My/Our combined GROSS annual household income is \$_____ and is verified through enclosed documentation.

- 4. I/We intend to occupy the property described as follows as my/our principal residence: _____



County of Placer/Placer County Redevelopment Agency
3091 County Center Drive, Suite 260, Auburn, CA 95603
CDBG Neighborhood Stabilization Program Home Buyer Assistance Loans



APPLICANT CERTIFICATION OF ELIGIBILITY
(to be completed by Applicant)

5. My/our down payment funds are from my/our own household assets, totaling \$_____ (minimum of 3% of the purchase price of the home is required).

My/Our down payment funds are a personal gift. A gift letter is attached stating that as gift funds the borrower will not have to repay them; and the person(s) gifting fund shall not be placed on title. Verification of gift funds and or verification of deposit of gift funds by bank letters and/or statements are required.

I/We understand that immediate and full repayment of the loan plus interest and penalties will be demanded if I/We make false statements or fail to disclose material information in the application and/or certification forms for the Assistance Program.

I/We acknowledge that this is subject to the Notice to Seller form being given been given to the seller and that the seller must sign and return said form prior to proceeding with my/our loan request with Placer County. Failure to follow this requirement may make the property involved ineligible for assistance through the Assistance Program. If the lender/owner of the property refuses to sign, independent third party documentation that the house has been vacant for 90 days will need to be reviewed and accepted by Placer County.

Borrower's Signature

Date

Borrower's Signature

Date



County of Placer
 Neighborhood Stabilization Program (NSP)
 3091 County Center Drive, Auburn, Ca 95603

Name of Applicant: _____

Information Release Authorization

To whom it may concern:

I/we, the undersigned borrower(s) have applied through Placer County Redevelopment Agency (RDA) for secondary financing under a Local/State/Federal program. You are hereby authorized to release to the RDA, or its agents, any information necessary for the purpose of processing my/our loan application. Such information includes but is not limited to:

- Income: history, dates, title, income, hours, etc.
from employment and non-employment sources
- Mortgage Loans: loan balances, dates of loans, payment amount and history, etc.
- Rent History: payment amount and history, etc.
- Other: any related matters of credit.

Privacy Act Notice Statement: The department of Housing and Urban Development (HUD) and or the local Redevelopment Agency (RDA) is requiring the collection of the information derived from this form to determine an applicant's eligibility in a Neighborhood Stabilization Program (NSP) and the amount of assistance necessary using CDBG/NSP funds. This information will be used to establish level of benefit on the Neighborhood Stabilization Program; to protect the Government's financial interest; and to verify the accuracy of the information furnished. It may be released to the appropriate Federal, State and local agencies when relevant, as well as to civil, criminal, or regulatory investigators, and to prosecutors. Failure to provide any information may result in a delay or rejection of your eligibility approval. The Department is authorized to ask for this information by the National Affordable Housing Act of 1990.

IMPORTANT

Authorization: I authorize the above-named NSP/CDBG grant recipient and HUD to obtain information about me and my household that is pertinent to eligibility for participation in the NSP/CDBG Program.

I acknowledge that:

- (1) A photographic, carbon or facsimile copy of this authorization (being a valid copy of the signatures of the undersigned) may be deemed to be the equivalent of and used as a duplicate original.
- (2) I have the right to review the file and the information received using this form with a person of my choice to accompany me.
- (3) I have the right to copy information from this file and to request correction of information I believe inaccurate.
- (4) All adult household members will sign this form and cooperate with the owner in this process.

Your prompt reply will help expedite this real estate transaction.

Applicant

Social Security Number



County of Placer
Neighborhood Stabilization Program (NSP)
3091 County Center Drive, Auburn, Ca 95603

Applicant

Name of Applicant: _____

Social Security Number