

CITY OF YUBA CITY
FIRST-TIME HOMEBUYER PROGRAM INFORMATION & CHECKLIST

(This information is subject to change without prior notice)

BASIC PROGRAM INFORMATION

- Program is available to income-eligible applicants that have not owned a home within the last three years prior to applying for the program.
- A minimum 3% of the purchase price is required as down payment from the borrower(s). City will accept seller's credit or gifted funds as the down payment. If gifted, the borrower(s) must provide a letter.
- City will loan up to \$37,000.
- Home purchase price cannot exceed \$247,500.
- 3% simple interest with payments deferred for 30 years.
- First and second mortgage loans cannot exceed 100% of the property's appraised value.
- Married applicants are required to apply jointly on City loan application.
- Income requirements are based on total household size and cannot exceed 80% area median income as published by the State Department of Housing & Community Development (HCD).
- Income and assets will be verified for all household members as required by HCD.
- The City will first verify income prior to incurring any fees to the borrower(s).

ITEMS NEEDED FROM APPLICANT/BORROWER

- City loan application
- Copy of drivers license for each applicant
- Three (3) years income taxes with W-2's from borrower(s) and all household members that file income taxes
- Three (3) months current income pay stubs (all household members)
- Bank statements for all accounts (all household members)
 - Checking account(s): provide the last 6 months of statements
 - Savings account(s): provide current statement (1 month)
 - All other bank accounts (money market, CD, IRA , etc.): provide current statement (1 month)

- Homebuyer Education Certificate of Completion
 - The buyer(s) must complete an online homebuyer education course and provide a certificate of completion. Course must be HUD-approved and contain the HUD logo. A list of approved websites will be provided.

ITEMS NEEDED FROM FIRST LENDER

- Signed copy of first lender's mortgage application (1003)
- Pre-approval letter
- Underwriting Transmittal (1008)
- Signed copy of first mortgage Deed of Trust
- Signed copy of first mortgage Promissory Note
- Preliminary Title Report
- Appraisal
- Loan Estimate (LE)
 - Please make sure the LE is accurate and that the copy provided to the City is the final version. The City cannot accept any changes to the LE once the City loan has been approved.
- Credit report
 - Any negative credit items must be explained and justified in writing by the applicant(s). If the applicant(s) have poor credit, the City may require them to attend a Financial Management Seminar.
- Pest inspection report
 - Section 1 pest report findings must be cleared prior to purchase. Section 2 pest report findings must be cleared at the City's discretion.

OTHER PROGRAM INFORMATION

- All documentation must be dated within 6 months prior to loan closing. If the City's loan does not close within the 6-month time frame, the applicant(s) will need to submit new updated information.
- Primary loan/first mortgage must be a 30-year fixed interest rate conventional mortgage loan. The first mortgage interest rate must not exceed the current market rate as established by an index identified in the most recent HOME NOFA. No temporary interest rate buy-downs are permitted.
- An impound account is required for the primary mortgage loan.
- Title Company must be in California.

- City inspection of the property is required, and any findings must be cleared prior to purchase.
- 72-hour public notice is required prior to City Loan Review Committee Meetings. City cannot provide estimated closing date or commitment date until Loan Review Committee approves the loan.
- After the loans close and property is purchased, the City will verify the homeowner's occupancy on an annual basis.

SAMPLE LOAN CALCULATION

A. Purchase Price	\$ 171,000
B. First Mortgage Loan Amount	\$ (128,870)
C. Borrower's Minimum Down Payment	\$ <u>(5,130)</u>
D. GAP financing amount Borrower needs to purchase the property*:	\$ 37,000

Project #

**First Time Homebuyer
APPLICATION FOR FIRST TIME HOMEBUYER PROGRAM
City of Yuba City
1201 Civic Center Blvd.
Yuba City, CA 95993**



I. BORROWER		
Name:		
Present Address:		
Mailing Address (if different):		
Date of Birth:	Social Security #	
Drivers License #:	DL State:	
Home Phone #:	Work Phone #:	
Housing Status: Own <input type="checkbox"/>	Rent <input type="checkbox"/>	Number of Years:

II. CO-BORROWER		
Name:		
Present Address:		
Mailing Address (if different):		
Date of Birth:	Social Security #	
Drivers License #:	DL State:	
Home Phone #:	Work Phone #:	
Housing Status: Own <input type="checkbox"/>	Rent <input type="checkbox"/>	Number of Years:

III. HOUSEHOLD INFORMATION

Name of Household Member	Relationship to Head of Household	Gender	Age	Social Security #	Disabled Y or N
	Head of Household				

Total number of persons in the household: _____

More than one family? Yes _____ No _____

IV. PROPERTY INFORMATION (if available)

Subject Property Address:		
City:	State:	ZIP:
Year Built:	Parcel Number:	
Purchase Price of Home:		Market Value:
First Mortgage (lender) Loan Request Amount:		
City Loan Request Amount:		
Title will be Held in What Name(s):		
Manner in which Title will be Held:		
Source of Down Payment:		

V. HOUSEHOLD INCOME AND EMPLOYMENT

Household income- Check all income sources that apply:
(Include income from all sources for all adult members)

- | | | |
|--|--|-----------------------------------|
| <input type="checkbox"/> Employment | <input type="checkbox"/> Income from Asset | <input type="checkbox"/> Pensions |
| <input type="checkbox"/> Social Security | <input type="checkbox"/> Child Support | <input type="checkbox"/> SSI |
| <input type="checkbox"/> Union Benefits | <input type="checkbox"/> AFDC | <input type="checkbox"/> Other |
| <input type="checkbox"/> Retirement Funds | <input type="checkbox"/> Rental Income | |
| <input type="checkbox"/> Worker's Compensation | <input type="checkbox"/> Self Employment | |
| <input type="checkbox"/> Unemployment Benefits | <input type="checkbox"/> Disability | |

Breakdown of household income:

(For BORROWERS and CO-BORROWERS list 5 years of Employment History)

Household Member Name & Job Title	Employer/Source of Income Name, Phone & Address	# of Years Employed or Receiving Income	Total Gross Monthly Income

Total Monthly Household Income \$ _____

VI. DECLARATIONS

If you answer "Yes" to any questions A through I, please use an additional sheet for explanation.

		Borrower		Co-Borrower	
		Yes	No	Yes	No
A.	Are there any outstanding judgments against you?	Yes	No	Yes	No
B.	Have you been declared bankrupt within the past 7 years?	Yes	No	Yes	No
C.	Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?	Yes	No	Yes	No
D.	Are you party to a lawsuit?	Yes	No	Yes	No
E.	Have you directly or indirectly been obligated on any loan which resulted in foreclosure or judgment?	Yes	No	Yes	No
F.	Are you presently delinquent or in default on any Federal debt or any other loan, mortgage financial obligation, bond or loan guarantee?	Yes	No	Yes	No
G.	Are you obligated to pay alimony, child support or separate maintenance?	Yes	No	Yes	No
H.	Is any part of the down payment borrowed?	Yes	No	Yes	No
I.	Are you a co-maker or endorser on a note?	Yes	No	Yes	No
J.	Are you a U.S. citizen?	Yes	No	Yes	No
K.	Are you a permanent resident alien?	Yes	No	Yes	No
L.	Do you intend to occupy the property as your primary residence? If yes, completed question M below.	Yes	No	Yes	No
M.	Have you had an ownership interest in a property in the last three years?	Yes	No	Yes	No
	(1) If yes, what type? Principal Residence (PR), Second Home (SH), or Investment Property (IP)?				
	(2) How did you hold title to the home? Solely by yourself (S), Jointly with your spouse (SP) or Jointly with another person (O)?				

VII. RACE AND ETHNICITY

RACE:

_____ White	_____ American Indian or Alaska Native AND White
_____ Black/African American	_____ Asian AND White
_____ Asian	_____ Black/African American AND White
_____ American Indian or Alaska Native	_____ American Indian or Alaska Native AND Black/African American
_____ Native Hawaiian or Other Pacific Islander	_____ Other: _____

HISPANIC/LATINO ETHNICITY:

Mexican/Chicano _____ Puerto Rican _____ Cuban _____ Other Hispanic/Latino: _____

CERTIFICATION/AUTHORIZATION FOR RELEASE OF INFORMATION:

I certify that the information given in this form is true and accurate to the best of my knowledge. I certify that I have no additional income and that there are no persons living in or contributing to my household other than those described here. I understand that the information on this form is subject to verification. Also, I hereby give permission to the City of Yuba City to release the information on this application to the credit reporting agency. It is my understanding that this information is to be used solely for the purpose of approval of this loan application under the Program.

Borrower's Signature

Date

Co-Borrower's Signature

Date

City of Yuba City
Income & Asset Inclusions

Type of Income	YES or NO	Type	Received from whom?	Amount Received Annually
1 The full amount, before any payroll deductions, of <u>wages and salaries</u> , overtime pay, commissions, fees tips, and bonuses, and other compensation for personal services.				
2 The net income from the <u>operation of a business</u> of profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight-line depreciation, as provided in Internal Revenue Services Regulations. Any withdrawal of cash or assets from the operation or business will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family.				
3 <u>Interest, dividends</u> , and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used in determining net income. An allowance for depreciation is permitted only as authorized in number 2 (above). Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the family.				
4 The full amount of periodic amounts received from <u>Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits</u> , and other similar types of periodic receipts, including lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount.				
5 Payments in lieu of earnings, such as <u>unemployment and disability compensation</u> , and severance pay.				
6 <u>Welfare assistance</u> , Welfare assistance made under the Temporary Assistance for Needy Families (TANF 45 CFR 260.31)) program.				
7 Periodic and determinable allowances such as <u>alimony and child support payments</u> , and regular contributions or gift received organizations or from persons not residing in the dwelling.				
8 All regular pay, special pay, and allowances of a member of the <u>Armed Forces</u> .				

	Type of Assets:	YES or NO	Source	Value of Asset	Interest Earned Annually
1a	Cash held in savings accounts (current balance)				
1b	Cash held in checking accounts (avg. balance for last 6 mos.)				
1c	Cash held in safe deposit boxes				
1d	Other cash				
2	Cash value of revocable trusts available to the applicant.				
3	Equity in rental property or other capital investments.				
4	Cash value of stocks or bonds.				
5a	Cash value of Treasury bills, certificates of deposit and money market accounts.				
5b	Individual retirement, 401(K), and Keogh accounts (even though early withdrawal could result in a penalty).				
6	Retirement and pension funds.				
7	Cash value of life insurance policies available before death.				
8	Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc.				
9	Lump sum or one-time receipts, such as inheritances, capital gains, lottery winnings, victim's restitution, insurance settlements and other amounts not intended as periodic payments.				
10	Mortgages or deeds of trust held by applicant.				
11	Assets (cash, property, etc.) gifted or sold below market value in last 24 months.				

APPLICANT'S CERTIFICATION

I/we certify that all information on this **City of Yuba City Income and Asset Inclusions** form is true and correct to the best of my/our knowledge and I/we understand that any deliberate falsifications are grounds for rejection of the application. I/we consent to all verification of any information herein contained.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Print Name

Print Name

**CITY OF YUBA CITY
FIRST TIME HOMEBUYER
Program Disclosure**

****PLEASE READ CAREFULLY****

This Program Disclosure and Information Authorization notice is intended to provide basic information about the City of Yuba City First Time Homebuyer Loan Program and the applicant(s) authorization for verification and sharing of information regarding a loan request. The loan program is intended to provide the necessary gap financing to enable you to purchase your first home. This disclosure is not a commitment of a loan. A full copy of the adopted program guidelines is available upon request.

General Information

In applying for a City loan, as with any loan, you will be asked to sign loan documents. When you have signed those documents and the loan is made, you will be bound by the terms of those loan documents, particularly the Promissory Note, Deed of Trust and Loan Agreement. You should become familiar with and understand the provisions of the loan described in this notice.

Eligibility Criteria

You are eligible for a City loan if you meet the following requirements:

1. You will occupy your home as your primary residence.
2. You will hold fee simple title to your home.
3. The combined gross household income does not exceed 80% of City of Yuba City Median income, adjusted for the number of persons in the household.
4. You are an eligible first time homebuyer, having not owned a primary residence during the three years prior to applying for assistance under the City's First Time Homebuyer Loan Program or meeting the special exceptions listed in the City's program guidelines.
5. You will be required to pay a minimum 3% of the Purchase Price as your down payment.
6. You have attended a First Time Homebuyer Education Seminar and can provide the Certificate of Completion.
7. Your housing expenses do not exceed 40% of your family's gross income.

Loan Amount

The maximum loan amount for this program cannot exceed \$37,000, and is based on qualifications and the approval of the City's loan review committee. First and second mortgage loans cannot exceed 100% of the appraised value of the home.

Interest Rate

The interest rate charged on loans to qualified applicants will be three percent (3.0%) simple interest calculated on an annual basis.

Monthly Payments

This loan has deferred monthly payments for up to 30 years. See program guidelines section on Loan Terms for repayment triggers.

Loan Terms

Repayment of principal and interest will be deferred until the occurrence of any of the following:

1. The sale of the property;
2. The transfer of property title to any person other than a spouse;

(continued next page)

3. A change in tenure from owner occupied to rental;
4. Cash-out refinance of the first-lien mortgage;
5. Full repayment of the first lien Mortgage (with no replacement first mortgage financing);
6. Upon violation of the terms of the Promissory Note, Deed of Trust and/or Loan Agreement;
7. Thirty years from recordation; or
8. Non Payment of Property Taxes or Fire/Hazard Insurance.

Collateral for Loan

A Deed of Trust recorded against your home will secure the loan advanced to you. The lien will be recorded in second position, junior and subordinate to the first mortgage to be recorded concurrently. The lien will remain until such time as all sums due are paid in full.

Disclosure of Loan Information

I/We understand that I/we are applying for two separate loans and that the approval and processing of the two loans must be coordinated in order to receive assistance under the Program, and that authorization for a City of Yuba City First Time Homebuyer loan is dependent on the availability of sufficient program funds. I/We hereby authorize the first mortgage lender and the City of Yuba City to assist with administration of the Program and to share information in my/our loan applications with each other.

Initials: _____

Information Authorization

I/We hereby authorize the City of Yuba City to verify any information necessary in connection with the City's second Deed of Trust application and the first lender loan application, including but not limited to the following: credit information, including bankruptcies; employment record; bank accounts; criminal history; mortgage/rental history; tax information including tax returns family/marital status including divorce, child support, etc. Authorization is further granted to the City of Yuba City to use a photocopy of my/our signature(s) below, to obtain information regarding any of the aforementioned items.

Initials: _____

Loan Restrictions

Your new home will be restricted for use by owner occupants only during the 30 year term of the note and deed. If at any time the residence is used as a rental unit the note and deed of trust are in default and the City will demand full payment of principle and interest and may begin foreclosure procedures if necessary. This restriction is a covenant on the land, it runs with the land and it is part of the recorded Deed of Trust and Promissory Note. If the Promissory Note is paid in full at any time during the loan, the owner occupancy restriction will be lifted as part of removing the deed of trust from title on the property.

Loan Repayments

The City will maintain a financial record-keeping system to record payments and file statements on payment status. Payments from borrowers interested in prepaying their loans, as well as full demand payments, will be made to:

City of Yuba City
 Finance Department
 1201 Civic Center Blvd.
 Yuba City, CA 95993

This Disclosure is intended for information purposes and authorization only. Important information relating specifically to your loan will be contained in your loan documents, which you are responsible for reading and understanding.

I/We acknowledge that I/We have read the above information included in this Program Disclosure and Information Authorization document concerning the City of Yuba City First Time Homebuyer Loan Program; that I/We authorize the verification of any information necessary in connection with the City of Yuba City second Deed of Trust application; that I/We have received a copy of this Program Disclosure and Information Authorization document.

Applicant

Date

Co-Applicant

Date

**APPLICANT CERTIFICATION OF ELIGIBILITY
(to be completed by Applicant)**

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

1. I/We have not owned residential property during the past three years (verification of rental status is required); or, I/We have owned residential property during the past three years and meet the criteria specified in Section 2.3, "Definition of an Eligible Homebuyer," in the City of Yuba City First Time Homebuyer Program Guidelines. If applicable, specify which criteria:
_____.

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 verification of student status is required, including but not limited to employment verification; wages; three (3) years tax returns; class registration; and report cards. If last names are different, explanations are required including documentation of child support, alimony, social security benefits, etc):

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. My/Our combined GROSS annual household income is \$_____, as specified in the general eligibility requirements of the Program and verified through enclosed documentation.

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

<u>Street address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
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5. Please check the applicable box and specify dates of residency and/or employment:

_____ Resided in the City of City since _____

_____ Been employed in the City of Yuba City since _____

_____ Have not resided or been employed in the City of Yuba City.

6. My/Our down payment funds are from my/our own household assets, totaling \$ _____ as specified in the general eligibility requirements of the Program (minimum 3% of purchase price is 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 City of Yuba City First Time Homebuyer Loan Program.

Borrower Signature

Date

Co-Borrower Signature

Date

Applicant: _____

**CITY OF YUBA CITY
FIRST TIME HOMEBUYER PROGRAM**

Landlord Information Form

Please provide the following landlord contact information for the past three (3) years:

<p>Current Landlord Name: _____</p> <p>Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p> <p>Dates of Occupancy: From _____ To _____ month/year month/year</p> <p>For property located at: _____</p>
<p>Previous Landlord Name (if any): _____</p> <p>Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p> <p>Dates of Occupancy: From _____ To _____ month/year month/year</p> <p>For property located at: _____</p>
<p>Previous Landlord Name (if any): _____</p> <p>Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p> <p>Dates of Occupancy: From _____ To _____ month/year month/year</p> <p>For property located at: _____</p>
<p>Previous Landlord Name (if any): _____</p> <p>Address: _____</p> <p>City, State, ZIP: _____</p> <p>Phone: _____</p> <p>Dates of Occupancy: From _____ To _____ month/year month/year</p> <p>For property located at: _____</p>

INFORMATION RELEASE AUTHORIZATION

To whom it may concern:

I/we, the undersigned borrower(s) have applied through the City of Yuba City for secondary financing using public funds under a Local/State/Federal program. You are hereby authorized to release to the City of Yuba City 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 State of California is requiring the collection of the information derived from this form to determine the applicant’s eligibility for local jurisdiction, state or federal funds. This information will be used to establish the level of benefit for the First Time Homebuyer 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 our eligibility approval. The Department is authorized to ask for this information by the National Affordable Housing Act of 1990.

****Important****

Authorization: I authorize the funder/grant recipient and HUD to obtain information about me and my household that is pertinent to eligibility for participation in this publicity funded Program.

I acknowledge that:

- (1) A photographic, carbon or facsimile copy of this authorization (being a valid copy of the signatures to 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

Co-applicant

Social Security Number



FAIR HOUSING INFORMATIONAL NOTICE

The Fair Housing Act declares that it is national policy to provide fair housing throughout the U.S. and prohibits eight specific kinds of discriminatory acts based on race, color, religion, sex, disability, familial status, or national origin:

1. Refusal to sell or rent or otherwise deal with a person;
2. Discriminating in the conditions or terms of sale, rental, or occupancy;
3. Falsely denying availability of housing;
4. Discriminatory advertising;
5. "Blockbusting" – causing person(s) to sell or rent by telling them that members of a minority group are moving into the area;
6. Housing financing discrimination by a bank, savings and loan association, or other business;
7. Denial of membership or participation in brokerage, multiple listing, or other real estate services; or
8. Interference, coercion, threats, or intimidation to keep a person from obtaining the full benefits of the Federal Fair Housing Law and/or filing a complaint.

The first three acts listed above do not apply (1) to any single family house where the owner, in certain circumstances, does not seek to rent or sell the house through the use of a broker or through discriminatory advertising, nor (2) to units in houses for two to four families if the owner lives in one of the units.

Familial status protection applies to those who have or live with someone who has:

- A parent
- A person who has legal custody of the child or children
- The designee of the parent or legal custodian, with the parent or custodian's written permission
- Pregnant women, or
- Anyone securing legal custody of a child under 18

Unless a building or community qualifies as housing for older persons, it may not discriminate against families.

Disabled status protection applies to those who have or live with someone who has:

- A physical or mental disability (including hearing, mobility, and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities.
- Have a record of such a disability, or
- Are regarded as having such a disability

Under the prohibition against disabled discrimination, landlords may not refuse to:

- Let you make reasonable modifications to your dwelling or common use areas, at your expense, or

(continued next page)

- Make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.

If you believe you have been, or are about to be, discriminated against or otherwise harmed by the kinds of discriminatory acts which are prohibited by law, you have a right, within 1 year after the discrimination occurred, to:

1. Complain to the Secretary of HUD by filing a complaint form by mail or in person and/or
2. Go directly to court.

For further information or assistance in filing a complaint, please contact:

U.S. Department of Housing and Urban Development
Assistant Secretary for Fair Housing and Equal Opportunity
Washington, D.C. 20410

Or call the HUD Hotline at 1-800-669-9777
For TTY call: 1-800-927-9275

Interpreters, tapes, and Braille materials are available.

OWNER CERTIFICATION

I have read this document and I agree to comply with the provisions of the Fair Housing Act.

Applicant Signature

Date

Co-Applicant Signature

Date

CITY OF YUBA CITY
First Time Homebuyer Loan Program
1201 Civic Center Blvd., Yuba City, CA 95993

Privacy Act Notice Statement:

The Department of Housing and Urban Development (HUD) and/or the State of California is requiring the collection of the information derived from this form to determine the applicant's eligibility for local jurisdiction, state or federal funds. This information will be used to establish the level of benefit for the HOME/CDBG 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 our eligibility approval. The Department is authorized to ask for this information by the National Affordable Housing Act of 1990.

Financial Privacy Information – Notice to Applicants

This is notice to you as required by the Right to Financial Privacy Act of 1978 that the Department of Housing and Community Development has a right of access to financial records held by any financial institution in connection with the consideration or administration of the CDBG or HOME Program for which you have applied.

Financial records involving your transaction will be available to the Department of Housing and Community development without further notice of authorization, but will not be disclosed or released to another government agency or department without your consent, except as required or permitted by law.

Fair Lending Notice

TO: ALL APPLICANTS FOR A LOAN FOR THE PURCHASE, CONSTRUCTION, REHABILITATION, IMPROVEMENT OR REFINANCING OF A ONE-TO-FOUR FAMILY RESIDENCE

It is unlawful, under the Housing Financial Discrimination act of 1977, for a public agency to consider any of the following in determining whether or not, or under what terms and conditions, to provide or arrange for financial assistance:

1. Neighborhood characteristics (such as the average age of the home or the income level in the neighborhood), except to a limited extent necessary to avoid an unsafe and unsound business practice.
2. Race, sex, color, religion, marital status, national origin, or ancestry.

It is also unlawful to consider, in appraising a residence, the racial, ethnic, or religious composition of a particular neighborhood or whether or not such composition is undergoing change or is expected to undergo change.

If you wish to file a complaint, or if you have questions about your rights, contact:

Office of Fair Lending
Business and Transportation Agency
1120 N Street
Sacramento, CA 95814



Or call collect: (916) 322-5828

If you file a complaint, the law requires that you receive a decision within thirty (30) days.

I hereby acknowledge receipt of a copy of this notice.

Applicant Signature

Date

Co-Applicant Signature

Date