

Thank you for your interest in the Minnesota Urban and Rural Homesteading (MURL) Program.

Enclosed please find an application for your review.

Please answer the following on the application and provide required documentation.

- Proof of all gross income received by each household member. Submit income verifications and general employment for the past 3 calendar months.
- Monthly Budget including general financial obligations including car payments, rent payments, credit card payments, and any other debt. Both the monthly payment and payoff amounts are required.
- List each member of the household including their age and their relationship to the applicant.
- Information regarding child custody and child support [whether received or paid].
- Information regarding financial assets, including savings and checking accounts, retirement programs, annuities, etc.

****You are responsible for providing these documents. Originals will not be returned****

Please feel free to call Janelle at 320-304-3458, EXT. 7214 or email janelleb@wcmca.org with any questions.

Application material can be returned to:

MURL Program
WCMCA
503 Hawthorne St.
Suite 45
Alexandria, MN 56308



West Central MN Communities Action, Inc.
 503 Hawthorne St., Suite 45, Alexandria, MN 56308
 320-304-3458
 Website: wcmca.org

MURL PROJECT INFORMATION

MURL is a first-time homebuyer program for low to moderate-income families who are unable to purchase a home through conventional means. Eligible families must be considered “at risk” for home ownership. Barriers such as past credit problems, lack of a down payment, and low wages are all factors that limit a household’s ability to own a home and would be considered “risk factors” for home ownership.

The MURL single-family homes will be sold on a zero-interest contract for deed with no down payment requirement. Qualified homebuyers may have up to thirty years to pay. Buyer must be able to afford to pay the house off in 30 years.

Eligible homebuyers must meet income guidelines, and be first-time homebuyers (a first time homebuyer includes individuals who owned a home with a spouse or significant other and are now separated or divorced, individuals who have not owned a home in the last three years, and individuals who have never owned a home.), and be unable to purchase a home through traditional financing. Buyers must pay 25% of their gross monthly income as the monthly house payment. Hazard insurance and property taxes are escrowed and are included in the 25% payment.

**The income guidelines for 2020 are as follows:
 80% Area Median Income Limits per household size:**

Grant and Otter Tail County		Douglas County		Pope County	
<u>House</u>	<u>Hold Size</u> <u>Income</u>	<u>House</u>	<u>Hold Size</u> <u>Income</u>	<u>House</u>	<u>Hold Size</u> <u>Income</u>
1	\$ 40,700	1	\$ 44,450	1	\$ 43,350
2	\$ 46,500	2	\$ 50,800	2	\$ 49,550
3	\$ 52,300	3	\$ 57,150	3	\$ 55,750
4	\$ 58,100	4	\$ 63,500	4	\$ 61,900
5	\$ 62,750	5	\$ 68,600	5	\$ 66,900
6	\$ 67,400	6	\$ 73,700	6	\$ 71,850
7	\$ 72,050	7	\$ 78,750	7	\$ 76,800
8	\$ 76,700	8	\$ 83,850	8	\$ 81,750

Traverse County		Wilkin County		Clay County	
<u>House</u>	<u>Hold Size</u> <u>Income</u>	<u>House</u>	<u>Hold Size</u> <u>Income</u>	<u>House</u>	<u>Hold Size</u> <u>Income</u>
1	\$ 40,700	1	\$ 40,700	1	\$ 50,050
2	\$ 46,500	2	\$ 46,500	2	\$ 57,200
3	\$ 52,300	3	\$ 52,300	3	\$ 64,350
4	\$ 58,100	4	\$ 58,100	4	\$ 71,500
5	\$ 62,750	5	\$ 62,750	5	\$ 77,250
6	\$ 67,400	6	\$ 67,400	6	\$ 82,950
7	\$ 72,050	7	\$ 72,050	7	\$ 88,700
8	\$ 76,700	8	\$ 76,700	8	\$ 94,400

If you have questions regarding the program, please contact Janelle at 320-304-3458, ext. 7214 or email janelleb@wcmca.org.

Instructions: Complete all information on this application. Please print. Use ink.

Borrower Information

Last Name		First Name		MI
				<input type="checkbox"/> Yes <input type="checkbox"/> No
Social Security (or Tax ID Number)	Date of Birth	Dependents under 18	Other Dependents	Disabled Household
Household Size	Employer	Years Employed		
()				
Business Phone	Extension	Home Phone		
Mailing Address		Mailing Address 2		
City	State	Zip Code		

Disclosures: The private data requested in this application is legally required to determine if you qualify for participation in this Minnesota Housing program and to help Minnesota Housing manage the program. Financial information, such as income, credit reports, financial statements and net worth calculations, are classified as private data on individuals by Minnesota Statutes 462A.065. Other data that are requested and not described above are classified as private data on individuals under Minnesota Statutes 13.462 subdivision 3. You are not required to provide this information; but if you do not provide it, we may be unable to determine your eligibility for this program and approve your application. The information will be shared with Minnesota Housing staff whose jobs require them to see it. Where access to the data is authorized by state statute or federal law, it may be made available to others as so authorized. Your name, address, and amount of assistance you apply for and receive are classified as public data under Minnesota Statutes 13.462 subdivision 2. The disclosure of your Social Security Number or Minnesota Tax Identification Number is not necessary, but is needed in order to run a credit report.

Sex <input type="checkbox"/> Male <input type="checkbox"/> Female	Ethnicity <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
Marital Status <input type="checkbox"/> Married <input type="checkbox"/> Not Married <input type="checkbox"/> Separated	Race (select 1 or more) <input type="checkbox"/> White <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Native Hawaiian or Other Pacific Islander

I do not wish to furnish this information

Co-Borrower Information (Repeat for all Co-Borrowers)

Last Name _____ First Name _____ MI _____

Social Security (or Tax ID Number) _____ Date of Birth _____

<p>Sex</p> <input type="checkbox"/> Male <input type="checkbox"/> Female	<p>Ethnicity</p> <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino
<p>Marital Status</p> <input type="checkbox"/> Married <input type="checkbox"/> Not Married <input type="checkbox"/> Separated	<p>Race (select 1 or more)</p> <input type="checkbox"/> White <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaskan Native <input type="checkbox"/> Native Hawaiian or Other Pacific Islander

I do not wish to furnish this information

Relationship to Borrower

<input type="checkbox"/> Co-Head of Household	<input type="checkbox"/> Other Adult
<input type="checkbox"/> Dependent	<input type="checkbox"/> Spouse

Household Information

Income

List all income for household residents age 18 or over. Income listed should include all income which can be reasonably expected to be received during the next 12 months.

Income includes, but is not limited to, the following sources by any resident, 18 or over:

Base Pay	Educational Grants
Self-Employment	Transfer Payment Income (Unemployment Compensation, Public Assistance, Worker's Compensation, Disability, VA, Pensions, Social Security Benefits)
Variable Income (Bonus, Overtime, Shift Pay, Commissions, Tips, Seasonal)	Interest/Dividend
Flexible Benefit Cash	Rental Income (If you have lease with renter)
Housing Car/Allowance	Roommate's Income (If there is not a lease with renter)
Child/Spousal Support	Other

Name of Resident	Source	Annual Income
Total Annual Household Income		\$ 0.00

Assets

List the cash value of assets held by all household residents. If money is owed on any item, the value listed should equal the market value of the item minus the amount that is owed.

Cash on hand, in checking accounts, or in savings accounts (including those held in trust).	\$	
Cash value of Securities of U.S. Savings Bonds, IRAs, 401K, etc.	\$	
Redemption value of life insurance policies.	\$	
Personal property including, but not limited to: farm equipment, farm stock, business machinery, and/or inventory, additional vehicles, etc. excluding household furnishings, clothing, and one personal vehicle.	\$	
Other (i.e., other land holdings, etc. specify):	\$	
TOTAL ASSETS		\$ 0.00

Business assets of self-employed individuals must be verified by attaching a net worth statement signed and prepared by an impartial third party.

Debt History

List the outstanding balance of all loans and credit cards and the balance you currently owe.

Bank/Credit Card Name	Outstanding Balance	Current
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

Credit History

Your credit score will be used as a factor to determine whether you do not qualify for traditional mortgage financing.

- I allow the MURL Program Administrator to request my credit score and/or credit history from a reporting agency.
- I do not wish to allow the MURL Program Administrator to request my credit score and/or credit history from a reporting agency.

Certification:

I/We certify that the statements contained in this application are true, accurate and complete to the best of my/our knowledge and belief.

Each of the undersigned hereby acknowledge that any owner of this loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

Signatures: All residents age 18 or over with an income must sign this application.

Borrower Signature

Date of Application

Co-Borrower Signature

Date of Application

Co-Borrower Signature

Date of Application

MURL Program Administrator

\$

Estimated Contract for Deed Amount

CREDIT INFORMATION

We will be requesting a copy of your credit report. Your credit score will be used as a factor to determine whether you do not qualify for traditional financing.

_____ I allow the MURL Program Administrator to request my credit score and/or credit history from a reporting agency.

_____ I do not wish to allow the MURL Program Administrator to request my credit score and/or credit history from a reporting agency.

AUTHORITY TO RELEASE INFORMATION

This is your authority to release information regarding my income, employment, bank accounts, and outstanding debts including mortgages, to order a consumer credit report and to make other inquiries to support my application for a housing improvement loan from West Central MN Communities Action, Inc. You may make copies of this letter to distribute to any party with which I have a financial or credit relationship and that party may treat that copy as an original.

Signature of Applicant (Signature Required)

Date

Signature of Co-Applicant (Signature Required)

Date

CERTIFICATION

I/we certify that the statements contained in this application are true, accurate, and complete to the best of my knowledge and belief. **If you provide any false information or engage in deception during any part of the application process, you will be eliminated from further consideration immediately.**

Each of the undersigned hereby acknowledge that any owner of this loan, its services, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the loan, for any legitimate business purpose through any source, including a source names in this application or a consumer reporting agency.

Signatures: All residents age 18 or over with an income must sign this application.

Borrower Signature: _____

Date of Application: _____

Co-Borrower Signature: _____

Date of Application: _____

Co-Borrower Signature: _____

Date of Application: _____

Criminal Background Check

If you are selected in the process as a final candidate for the MURL Program home, additional information will be requested.