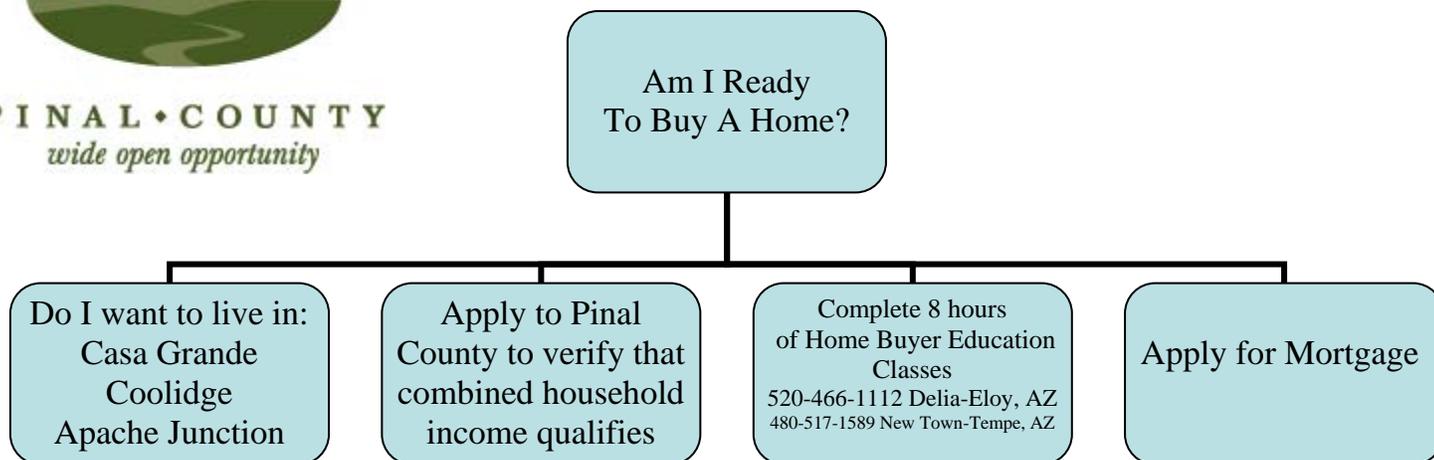


Neighborhood Stabilization Program (NSP3)



The first question to consider is, “Am I ready to buy a home?” Homeownership represents a high level of responsibility for mortgage payments and maintenance. Compare what you currently pay in rent to what a mortgage payment might be. If this represents an increase in monthly cost and you currently have difficulty with a monthly budget, this may not be a wise move for you at this time. The 8 hours of Home Buyer Education Classes will assist you in determining what is in your best interest and how to prepare for the next step to be successful.

If you are not able or willing to live in the cities of Casa Grande, Coolidge, or Apache Junction then Pinal County’s NSP3 program will not be helpful to you. Pinal County was awarded this grant with the approved plan of making an impact in these three cities-within specific neighborhoods of the cities. Please request a current map to verify the approved area(s) will work for you. Qualified homes will be:

- 1) all homes must reside within the approved mapped areas
 - 2) foreclosed and currently bank or HUD owned– vacant for 90 days -or-
 - 3) any home that is vacant 90 days before closing -or-
 - 4) Short Sale homes may be owner occupied. Need bank notice that home was 60 days delinquent causing foreclosure activity. If homes have been rented, then we need proof of 90 day vacancy to protect tenants rights.
- Have your Realtor contact me prior to looking for properties and I will be pleased to review details with them.

If you are interested in participating, you need to complete a Pinal County NSP3 application and provide documentation of all the household income. Adult members that have no income must complete a no-income certification form. Once it is determined that you qualify for assistance, get scheduled or complete the Home Buyer Education, you should apply for your first mortgage. Have your banker contact me immediately to review the process and make certain the have the ability to participate.

All levels of qualifiers are eligible for:

- 1- Up to 20% Down Payment Match Assistance / Principal Reduction. This makes obtaining a mortgage easier.
- 2- Up to \$25,000 of home repairs.

Lower income level qualifiers (Less than 80 % of County Median Income) receive an additional:
3- Up to \$5,000 toward closing costs – not to exceed actual costs.

As the borrower, this program requires that you have a minimum of one half of Lender’s required down payment, \$1,000, or 1% of Sales Price of the home, whichever is greater. This needs to be your own saved money, not a loan.

When making an offer, the Realtor assisting you with the contract needs to include that this is an NSP3 transaction and requires that the Sales Price is discounted 1% from the appraised value.

When you have completed all the steps above, you can make an offer. We highly recommend obtaining a Home Inspection from an inspector of your choice. When your offer is accepted, an assessment will be done and a list provided of the items that qualify to be repaired. This needs to take place during the 10-day inspection period. If you are in agreement with what the County can do to repair the home, you are ready to move forward toward closing. If not, you may be able to use your 10-day inspection period to cancel the transaction. Discuss options in advance with a qualified Real Estate Agent.

PINAL COUNTY HOMEBUYER PROGRAM

Pinal County received a Neighborhood Stabilization Program 3 (NSP3) formula allocation of **\$3,168,315**. The purpose of NSP3 funds is to assist in the redevelopment of abandoned and foreclosed homes. Pinal County must use the funds to stabilize neighborhoods whose viability has been, and continues to be, damaged by the economic effects of properties that have been foreclosed upon and abandoned, also known as “areas of greatest need.”

The County has determined the smartest and most effective way to utilize these funds is to create a homebuyers program. Eligible participants do not have to be a First Time Homebuyer. The program is based on need; therefore a qualified applicant will not currently own a home. Homebuyers will be assisted with down payments and/or closing costs. Pinal County will assist purchasers of foreclosed and or abandoned/vacant property in each of the NSP3 target areas to ensure that properties are acquired at a 1% or greater discount. All buyers shall receive a minimum of 8 hours of HUD-certified homebuyer counseling and education through a HUD-certified housing counseling agency. Prior to receiving NSP3 assistance, buyers will be required to provide a certificate of completion from a HUD-certified agency.

Home Buyer Subsidy Assistance

(Income Eligibility less than 120% of County Median Income)

Pinal County will provide subsidy assistance equal to 20% of the property purchase price. These funds may be applied toward any lender required Down Payment Match (up to 50%) and/or Principal Reduction. This requires the homebuyer to obtain a first mortgage of approximately 80% of sales price. Buyers, who must owner-occupy purchased units, may acquire 30-year, fixed-rate financing through a lender of their choice. Financing shall be based on qualifying ratios not to exceed 31/43.

All buyers must contribute from their own funds the greater of:

- 1-one half (50%) of Lender's Required Down Payment
- 2- 1% of the purchase price
- 3- \$1,000.00

NSP3 Down Payment/ Principal Reduction assistance shall be in the form of a 0% loan, no payments required. This will be secured by a promissory note and deed of trust executed by the County. The promissory note and deed of trust shall require repayment of the total amount of any down payment assistance upon resale or noncompliance with any terms of the deed of trust during the affordability period. Length of the affordability period is based upon amount funds used.

Closing Cost Assistance

(Income Eligibility less than 80% of County Median Income)

Income Level I buyers (households with incomes less than 80% of the County median income) shall receive closing cost assistance up to \$5,000, not to exceed actual closing costs. (Income Level II Buyers with incomes between 80% and less than 120% of the County Median Income are not eligible for this benefit)

Rehabilitation Assistance

(Income Eligibility less than 120% of County Median Income)

Pinal County will provide up to \$25,000 in rehabilitation assistance to purchasers of NSP3 properties. More may be available on a case-by case basis and is granted on an exception basis. The actual amount of rehabilitation assistance will be based on a pre-purchase assessment.

Properties will be evaluated for rehabilitation and brought into compliance with the County's rehabilitation standards. The County will prepare a rehabilitation work write-up during buyer's 10-day inspection period and rehabilitate acquired properties post sales closing. This work write-up is not to be confused with a Home Buyer Inspection Report that buyers should order independently for their own protection. Whenever possible, local contractors will be utilized, including those in the vicinity of the areas of greatest need. Still, the target areas are very small and residential, and the possibility of hiring contractors located in the target areas may be difficult. Contractors will be selected through a competitive process. The work write-up and rehabilitation will include energy efficiency and green building standards.

Eligible Homes

Qualified homes will be:

- 1) all homes must reside within the approved mapped areas
- 2) foreclosed and currently bank or HUD owned– vacant for 90 days -or-
- 3) any home that is vacant 90 days before closing -or-
- 4) Short Sale homes may be owner occupied. Need bank notice that home was 60 days delinquent causing foreclosure activity. If homes have been rented, then we need proof of 90 day vacancy to protect tenants rights.

Interested homebuyers may apply at the Pinal County Housing & Community Development Department office, Monday through Friday from 8:00 AM to 5 PM. The office is located at 970 North Eleven Mile Corner Road, Casa Grande, AZ.

For further information please call Patricia Farnworth at 520-866-7234.

FY 2012 Income Limits Documentation System

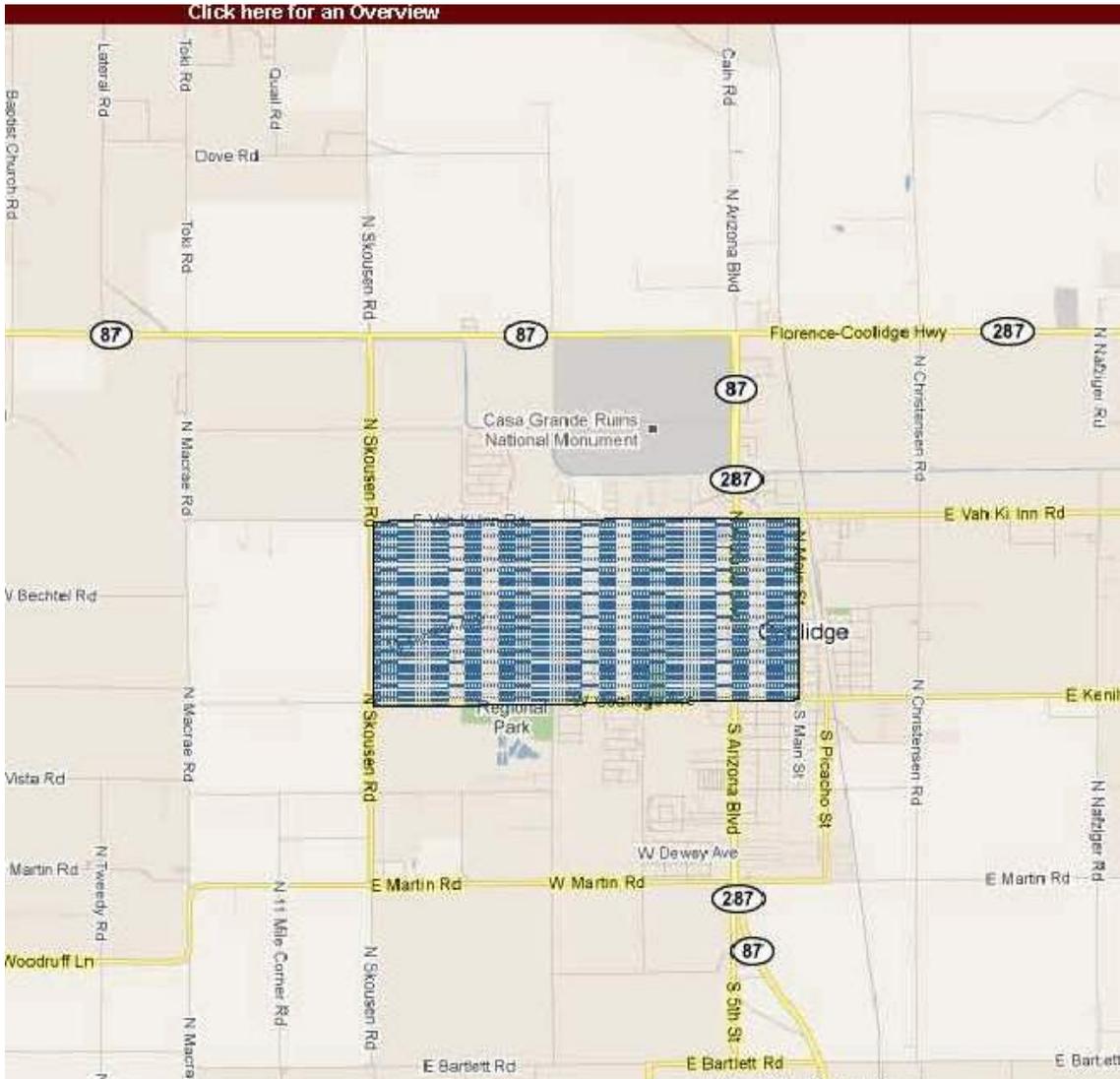
FY 2012 Income Limits Summary

Pinal County, Arizona										
FY 2012 Income Limit Area	Median Income Click Here	FY 2012 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Pinal County	\$66,400	Very Low (50%) Income Limits Click Here	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550	\$41,200	\$43,850
		Low (80%) Income Limits Click Here	\$37,200	\$42,500	\$47,800	\$53,100	\$57,350	\$61,600	\$65,850	\$70,100
		(120%) Income	\$55,800	\$63,840	\$71,760	\$79,680	\$86,160	\$92,520	\$98,880	\$105,240



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Coolidge

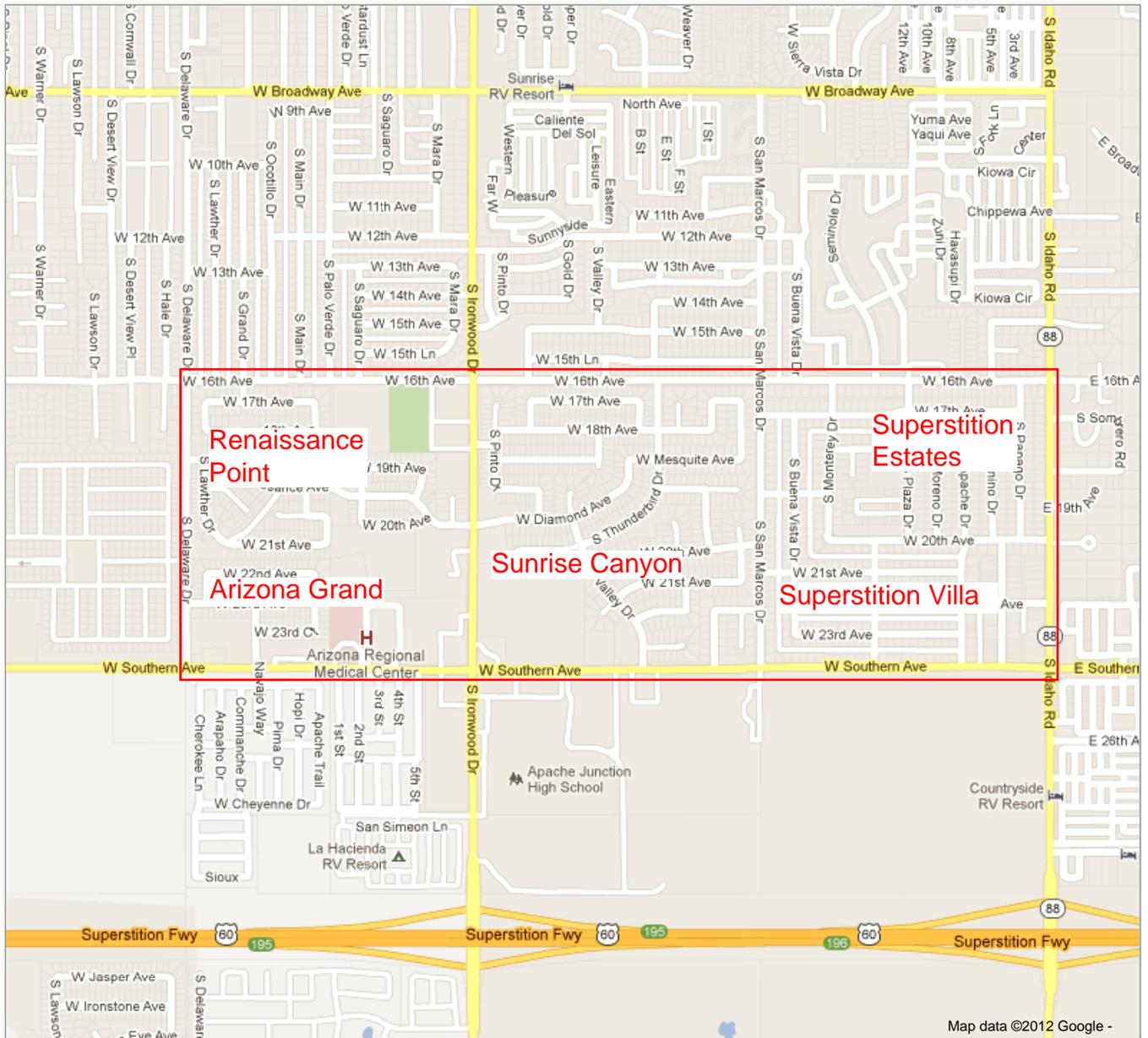


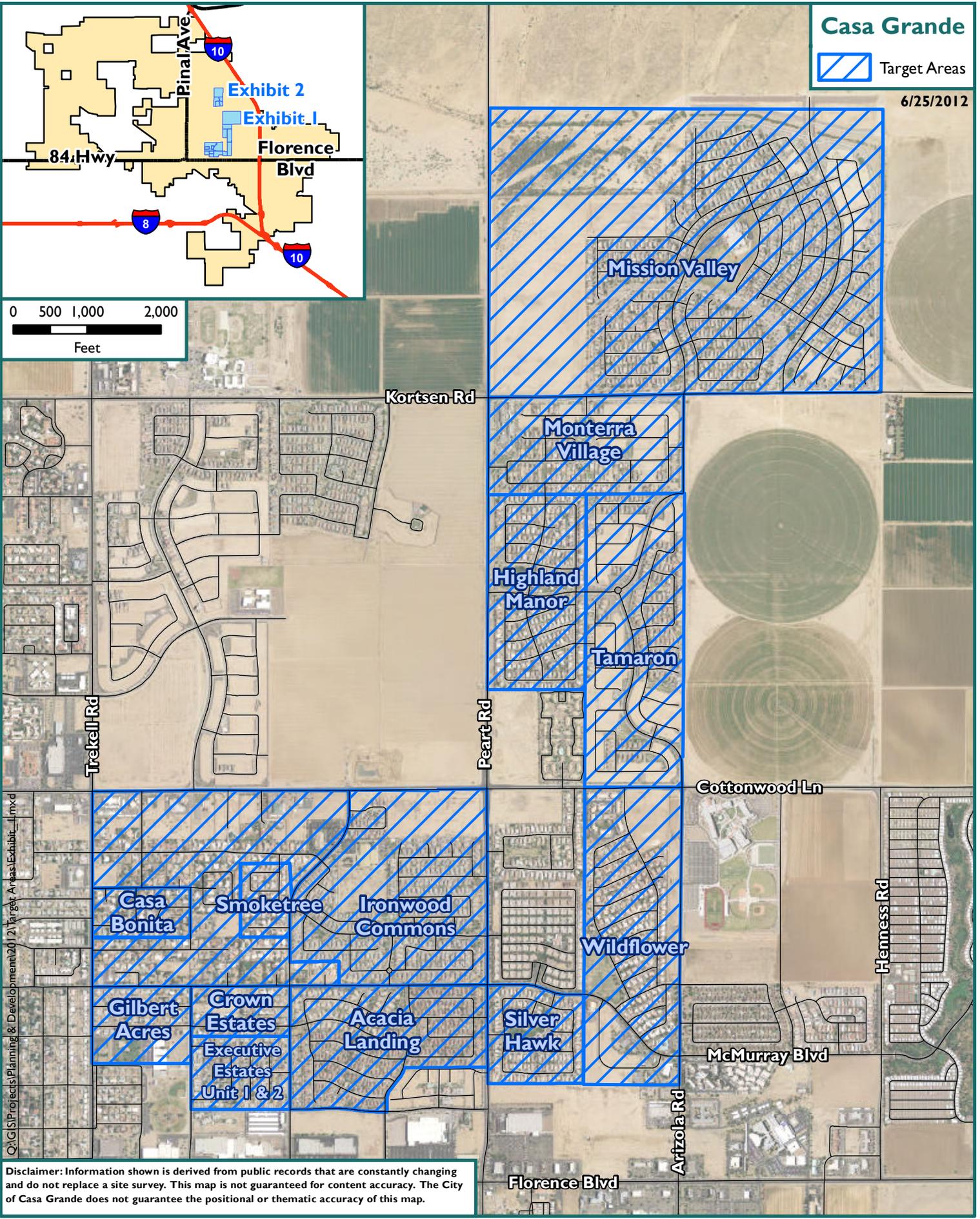
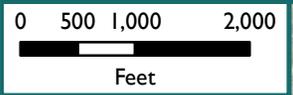
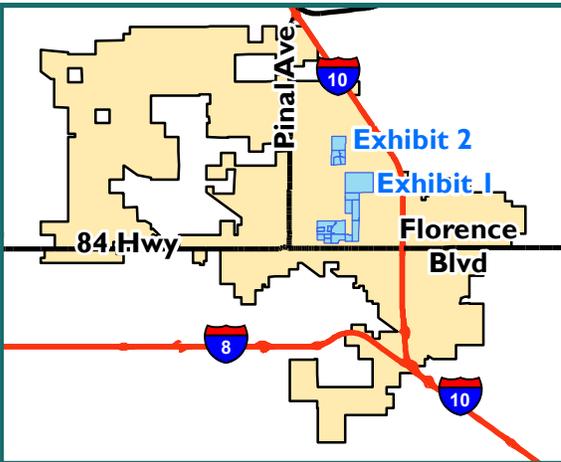
HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

970 North Eleven Mile Corner Rd, Casa Grande, AZ 85194 T 520-866-7201 FREE 888-431-1311 F 520-866-7235 www.pinalcountyaz.gov



Neighborhood Stabilization Program 3
City of Apache Junction
Eligible Neighborhood Boundaries





Q:\GIS\Projects\Planning & Development\2012\Target Areas\Exhibit 1.mxd

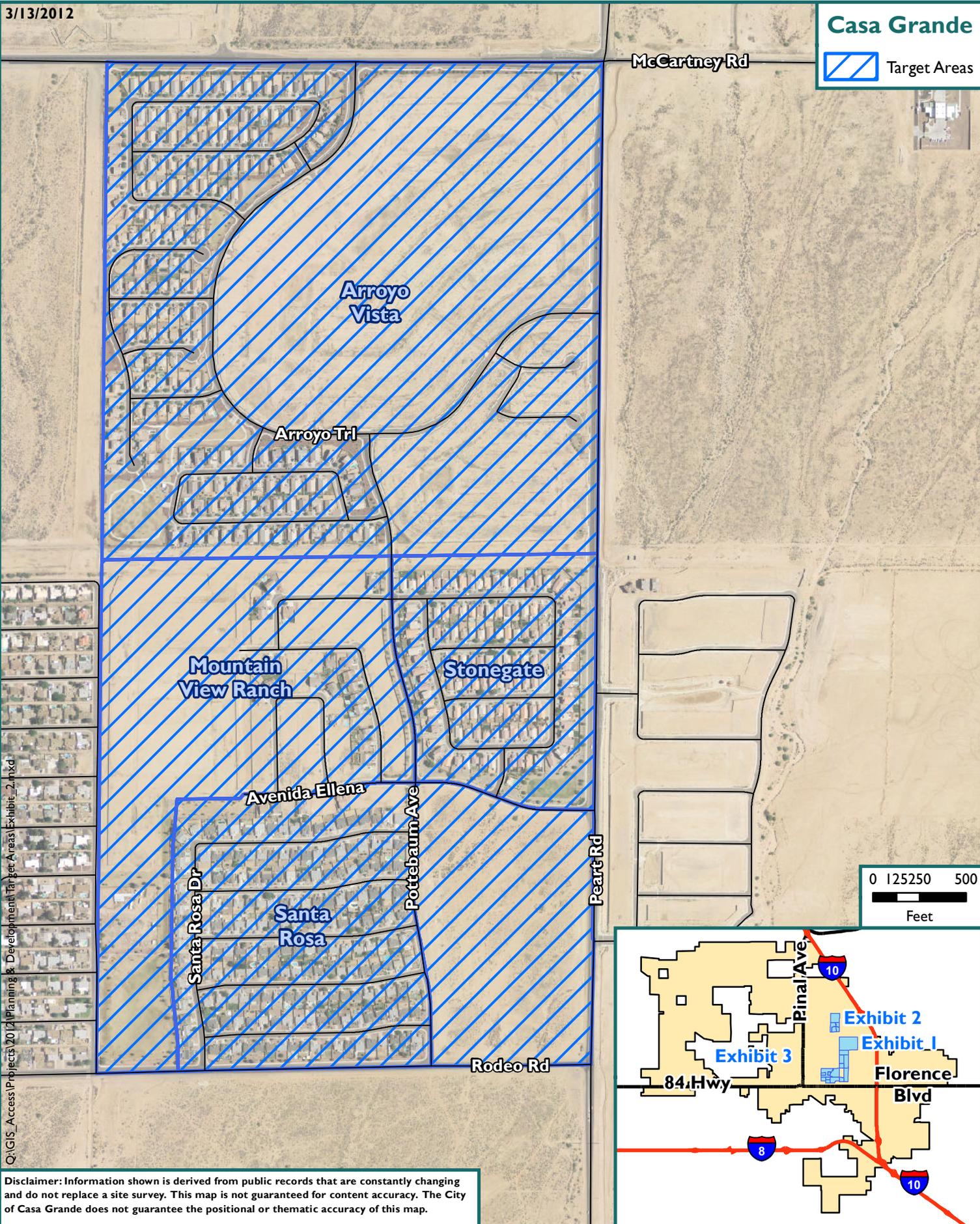
Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.



Exhibit I



 Target Areas



Q:\GIS_Access\Projects\2012\Planning & Development\Target Areas\Exhibit_2.mxd

Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.



Exhibit 2



INCOME

	<u>Applicant</u>	<u>Spouse</u>	<u>Notes</u>
Wage	\$ _____	\$ _____	_____
Social Security	\$ _____	\$ _____	_____
S.S.I	\$ _____	\$ _____	_____
Retirement	\$ _____	\$ _____	_____
V.A. Pension	\$ _____	\$ _____	_____
Welfare	\$ _____	\$ _____	_____
Rental	\$ _____	\$ _____	_____
Child Support	\$ _____	\$ _____	_____
Spousal Maintenance	\$ _____	\$ _____	_____
Other	\$ _____	\$ _____	_____

FAMILY INCOME INFORMATION

List sources of income for all members in the household. If employment is listed for any household member, the employer name, full address and telephone number must be included. Do not omit information.

Household Member	Name & Address of Employer	Monthly Gross
------------------	----------------------------	---------------

Household Member	Name & Address of Employer	Monthly Gross
------------------	----------------------------	---------------

Household Member	Benefit Description	Monthly Amount
------------------	---------------------	----------------

Household Member	Benefit Description	Monthly Amount
------------------	---------------------	----------------

How much money (wages / welfare / benefit income / any other income) is available to the family each month? (total from Above) \$ _____

Manny González
Assistant Assistant
County
Manager

Administrative
Services



PINAL COUNTY
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Fritz A. Behring
County Manager

FEDERAL PRIVACY ACT STATEMENT

The U.S. Department of Housing and Urban Development (HUD) will be collecting information you gave to the Pinal County Housing Department (the Authority) at application or reexamination. HUD will collect the information on Form HUD-50058. The data it will collect includes name, sex, birth date, Social Security Number (SSN), income (by source), assets, certain deductible expenses, and rental payment.

The Privacy Act of 1974, as amended, requires us to tell you about this. We also are required to tell you what HUD will do with the information.

HUD will use the information to manage and monitor HUD-assisted housing programs. It also may verify whether the information is accurate and complete by doing a computer match.

HUD may give the information to Federal, State, and local agencies when it will be used for civil, criminal or regulatory investigations and prosecutions. HUD also may make summaries of resident data available to the public. Other than these uses, HUD will not release the information outside HUD, except as permitted or required by law.

The Housing and Community Development Act of 1987, 42 U.S.C. 3543 requires applicant and resident to give the Authority the SSN(s) of household members at least six (6) years old. If you are an applicant and you have been issued or use SSN(s) and you do not give them to the Authority, the Authority is required to evict your family or withdraw your housing assistance.

The U.S. Housing Act of 1937, as amended, 42 U.S.C. 1437 et. Seq., and the Housing and Community Development Act of 1981, P.L. 97-35, 85 stat., 348, 408 required applicants and resident to provide the other information (listed in the first paragraph) to the Authority. If you are an applicant and you fail to give the Authority this information, the Authority may have to reject your application or delay acting on it. If you are receiving housing assistance and you do not give the Authority this information, the Authority may have to evict you or withdraw your housing assistance.

I read the Federal Privacy Act Statement on:

DATE

SIGNATURE

HEAD OF HOUSEHOLD OR SPOUSE

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

970 North Eleven Mile Corner Rd, Casa Grande, AZ 85194 T 520-866-7201 FREE 888-431-1311 F 520-866-7235 www.pinalcountyaz.gov



For Your Protection: Get a Home Inspection

Name of Buyer _____

Property Address _____

What the FHA Does for Buyers... and What We Don't Do

What we do: FHA helps people become homeowners by insuring mortgages for lenders. This allows lenders to offer mortgages to first-time buyers and others who may not qualify for conventional loans. Because the FHA insures the loan for the lender, the buyer pays only a very low down-payment.

What we don't do: FHA does not guarantee the value or condition of your potential new home. If you find problems with your new home after closing, we can not give or lend you money for repairs, and we can not buy the home back from you.

That's why it's so important for you, the buyer, to get an independent home inspection. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Appraisals and Home Inspections are Different

As part of our job insuring the loan, we require that the lender conduct an FHA appraisal. An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. The lender does an appraisal for three reasons:

- to estimate the value of a house
- to make sure that the house meets FHA minimum property standards
- to make sure that the house is marketable

Appraisals are not home inspections.

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information than an appraisal--information you need to make a wise decision. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- evaluate the physical condition: structure, construction, and mechanical systems
- identify items that need to be repaired or replaced
- estimate the remaining useful life of the major systems, equipment, structure, and finishes

What Goes into a Home Inspection

A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.

I understand the importance of getting an independent home inspection. I have thought about this before I signed a contract with the seller for a home.

X _____
Signature & Date

X _____
Signature & Date

Neighborhood Stabilization Grant Program (NSP3) Disclosures

Applicant Name: _____

Co-Applicant Name: _____

Street Address: _____

City, State Zip: _____

Telephone Numbers: _____

___ Yes ___ No Do you or the co-applicant currently own a home, or have you or the co-applicant owned a home during the past three years?

Commitment to Program

___ Yes ___ No I have at least \$_____ * in savings or investments that I will contribute toward the purchase of a home. *I understand that I must contribute a minimum of 1% of the purchase price of the home and that my contribution may exceed this amount.

___ Yes ___ No I understand that I must complete home purchase counseling in order to be eligible to use the Program.

Other Information

___ Yes ___ No Have you ever been obligated on a home loan that went into foreclosure?
If yes, when and why? _____

___ Yes ___ No Have you ever filed for or taken bankruptcy? If yes, when and why? _____

___ Yes ___ No Have you ever been a defendant in a lawsuit? If yes, when and why? _____

___ Yes ___ No Are there any judgments, suits or legal proceedings pending against you at this time?

___ Yes ___ No Are there any existing judgments, garnishments, suits or other legal proceedings against you (not pending, not paid)? If yes, explain _____

Rent Currently Paying: \$ _____

Certification to Occupy Property as Principal Residence

This is to certify that I (we) will occupy the property we acquire with the assistance of the Neighborhood Stabilization Program as my (our) principal residence. This certification is made in accordance with my (our) understanding that to be qualified as an eligible household under the NSP3 Program, I (we) must intend to occupy the property as a principal residence.

_____	_____
Printed Name of Applicant	Printed Name of Co-Applicant
_____	_____
Signature	Signature
_____	_____
Date	Date

For Your Protection Get a Home Inspection

Appraisals and Home Inspections are different. A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home. Refer to separate disclosure that has been provided

I understand that an appraisal differs from a home inspection and I assume responsibility to obtain a home inspection if I want one.

_____	_____
Printed Name of Applicant	Printed Name of Co-Applicant
_____	_____
Signature	Signature
_____	_____
Date	Date

Release of Information

Release of Information I (we) understand that I (we) have or will have an application on file with Pinal County Housing & Community Development Department (PCHCD).

I (we) understand that my (our) application along with other verification and documents related to my application may be released to other agencies to verify my (our) eligibility for participation and the information in the application for assistance.

I (we) authorize PCHCD to release information from my application file to other agencies. I (we) also authorize PCHCD or Arizona Department of Housing to obtain a copy of my (our) credit report(s) and other documentation to verify my (our) eligibility for participation and the information in the application for assistance.

Important note: this information is requested to comply with federal equal opportunity reporting requirements. This information will not affect your eligibility for assistance and is voluntary.

Race/Ethnicity of Applicant / Co-Applicant (check one each of race and ethnicity below)

Applicant:

Race: (Check One)

- White Black or African American American Indian or Alaska Native
 Asian Native Hawaiian or other Pacific Islander Asian & White
 American Indian/ Alaska Native & White Black or African American & White
 American Indian or Alaska Native and Black or African American
 Other Multi Racial

Ethnicity: (Check One)

Hispanic Yes No

Co-Applicant:

Race: (Check One)

- White Black or African American American Indian or Alaska Native
- Asian Native Hawaiian or other Pacific Islander Asian & White
- American Indian/ Alaska Native & White Black or African American & White
- American Indian or Alaska Native and Black or African American
- Other Multi Racial

Ethnicity: (Check One)

Hispanic Yes No

IMPORTANT – READ BEFORE SIGNING

I/we certify that the statements made in this application are true, accurate, and complete to the best of my/our knowledge and belief. I/we authorize the agency to obtain verifications from any source named in this application and further, to check my/our credit and employment history and to ask questions about me/us. I/we acknowledge and authorize the contacted agencies to answer questions and provide verification about their credit experience with me/us. I/we hereby give permission to the agency and/or state of Arizona to examine personal documents of mine/ours and to inquire into my/our financial affairs in order to determine my/our qualification for assistance under any of the housing programs provided by agency and/or the state of Arizona. I/we also give permission to agency to release any pertinent information to a lending institution for the purposes of determining eligibility for private funding. I/we realize that the completing of this application does not imply that I/we am/are assured of receiving financial assistance, and I/we also realize that any conversations, inspections, or other actions do not imply that my/our assistance has been approved. I/we understand that the assistance, and all details of the work discussed, has been approved only when all final contracts and other legal documents are fully executed. I understand that providing false statements and/or information may be grounds for termination of this application.

PENALTY FOR FALSE OR FRADULANT STATEMENT: U.S.C. Title 18, Sect. 1001 provides: “Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies... or makes any false, fictitious or fraudulent statements of representation, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000.00 or imprisoned not more than five years, or both.”

Printed Name of Applicant

Printed Name of Co-Applicant

Signature Date

Signature Date

Required Documents:

Income Verification Documents

- ___ **Employment Income.** 1) A copy of last year's federal tax return, including copies of W-2's, 1099's and all schedules, AND copies of last two months pay check stubs indicating year-to-date income.
- ___ **Dividend/ interest income:** Copy of most recent bank, brokerage, or other account statement(s). Provide one copy of each of the most recent checking, savings, and investment account statement(s).
- ___ **Pension/Social Security Income:** Copy of most recent award letter **OR** copy of last Social Security or Pension check.
- ___ **Veteran's Administration Benefits:** Copy of check, check stub or award letter.
- ___ **Unemployment compensation:** Copy of check, check stub or award letter.
- ___ **Public assistance:** Copy of most recent award letter, specifying the amount of assistance.
- ___ **Alimony, child support, or separate maintenance income:** Copy of award letter(s) from the courts.

Assett Income Verification Documents

- ___ **Two months of most recent bank statements, all accounts- all pages**



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AUTHORIZATION FOR RELEASE OF INFORMATION
Neighborhood Stabilization Grant Program (NSP3)

CONSENT:

I authorize and direct any Federal, State, or local agency, organization, business, or individual to release to the Pinal County Division of Housing (PHA), any information or materials needed to complete and verify my application for participation, and/or to maintain my continued participation in the Neighborhood Stabilization Grant Program (NSP3). I understand and agree that this Authorization or the information obtained with its use may be given to and used by the Department of Housing and Urban Development (HUD) in administering and enforcing Program rules and policies.

INFORMATION COVERED:

I understand that, depending on Program policies and requirements, previous or current information regarding me or my household may be needed. Verifications and Inquires that may be requested include but are not limited to:

- | | | |
|--------------------------------|-----------------|-------------------|
| Employment | Income | Assets |
| Residences and Rental Activity | Credit Activity | Criminal Activity |

I understand that this Authorization cannot be used to obtain any information about me that is not pertinent to my eligibility for and continued participation in a housing assistance program.

GROUPS OR INDIVIDUALS THAT MAY BE ASKED:

The groups or individuals that may be asked to release the above information (depending on Program requirements) include but are not limited to:

- | | | |
|--------------------------------|------------------------|------------------------------|
| Past and Present Employers | Retirement Systems | Unemployment Agencies Courts |
| Social Security Administration | Veteran Administration | Utility Companies |
| Credit Unions | Credit Bureaus | Credit Providers |
| | Banks | Other Financial Institutions |

Computer Matching Notice and Consent:

I understand and agree that HUD or the PHA may conduct computer matching programs to verify the information supplied for my application and/or re-certification. If a computer match is done, I understand that I have a right to notification of any adverse information found and a chance to disprove incorrect information. HUD or the PHA may in the course of its duties exchange such automated information with other Federal, State, or local agencies, including but not limited to State Employment Security Agencies, Department of Defense; Office of Personnel Management; the U S Postal Service; and the Social Security Administration.

CONDITIONS:

I understand and agree photocopies of this Authorization may be used for the purposes stated above. The Original is retained by the PHA and will stay in effect for one year and one month from the date signed. I understand I have a right to review my file and correct any information that I can prove is incorrect.

PRINTED NAME: _____

SIGNATURE: _____

DATE: _____

HOUSING DIVISION

970 North Eleven Mile Corner Rd, Casa Grande, AZ 85294 T 520-866-7201 FREE 888-431-1311 F 520-866-7235 www.pinalcountyaz.gov

