



Keys to the Valley

Housing Affordability Fund Grant

The Central Valley Association of REALTORS® , with funding from the California Association of REALTORS® Housing Affordability Fund, is offering grants to qualified first-time home buyers who are first responders or educators. This grant is designed to encourage a lifestyle of “living where you work” in Stanislaus and San Joaquin Counties.

Qualifications:

- All California Association of REALTORS® members are qualified to apply for this grant on behalf of their clients. This grant is for first time homebuyers who will live and work in the San Joaquin/Stanislaus County areas and also hold a qualifying job (first responder or educator) in that area.
- First-time home buyer:
 - An individual who has had no ownership in any residence during the three-year period ending on the date of purchase of the property except as noted below.
 - An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations.
 - An individual who has only owned a property that was not in compliance with state, local or model building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.
- Live/Work in Community: The individual must live and hold a qualified position in either Stanislaus or San Joaquin Counties.
- First Responder:
 - All Emergency personnel trained to aid in urgent medical and other emergency occurrences such as police, fire, and EMT.
 - All personnel necessary for the support of first responders such as doctors, nurses, pharmacists, and ancillary personnel.
- Educator:
 - A credential individual (or equivalent for Position)
 - Actively works for a public or private institution responsible for the educations of students in PreK through College.
- Designated Central Valley Association Membership Area:
 - All cities and rural areas of Stanislaus and San Joaquin County as designated in the MetroList MLS mapping system.
- Close of Escrow
 - Applications are only accepted after the close of escrow. Escrows must have closed February 14th or later.

To apply for this grant, please complete the applications -- one for the REALTOR® member and one for the homebuyer. Applications can be found at cvar.org and will be accepted starting February 14th for escrows closing February 14th or later. Applications are to be completed after the close of escrow. Submit the application along with the requested documents to kaitlyn@cvar.org. The HAF committee will provide a certificate of approval on behalf of the Central Valley Association of REALTORS® and REALTOR® member to be issued to the buyers. There are 50 \$1000.00 grants available, which will reimburse a portion of the first-time home buyer's closing costs. The grants will be awarded after the close of escrow. The grants are available until all funds have been distributed.

Grant Recipients and REALTOR® participants may be asked to participate in a presentation ceremony and have a featured story or photo submitted to local media for promotion.



Housing Affordability Fund Grant Application: "Keys to the Valley"

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Property Transaction Information

Homeowner Name (s): _____

Property Street Address: _____

City: _____ Zip Code: _____ County: _____

Property Type: Single Family Townhouse Condominium

Title and Escrow Information (Please Include a copy of the FINAL Closing Statement)

Title Company: _____ Escrow #: _____

Escrow Officer: _____ Phone Number: _____

Email Address: _____

REALTOR® Buyer's agent – Must certify and Sign Below

REALTOR® Name: _____ DRE #: _____

Phone Number: _____ Email Address: _____

Office Name: _____ NRDS: _____

I certify that I am the REALTOR® involved in the subject property transaction listed above. I am representing the above-named buyers applying for the HAF first-time homebuyers award for educators and first responders. I further certify that I am a member in good standing of a local board and the California Association of REALTORS®. By signing below, I also agree that any photographs taken may be using for social media and press release.

REALTOR® Signature: _____ Date: _____



Housing Affordability Fund (HAF) "Keys to the Valley" Household Information Sheet

Household Information:

Buyer Name: _____ Co-Buyer: _____

Current Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Secondary Phone: _____

Email Address: _____

Name of employer: _____

Proof of employment: Current Check Stub Letter from Employer Other

First Time Homebuyer Status Certification:

Applicant and co-applicant certify you are a first-time homebuyer per the national guidelines. **Please note** at least one of the applicants must be an Educator or First Responder. Please submit with your HAF application and the accepted purchase contract a lender preapproval letter stating that you are a first-time home buyer, after the close of escrow. Please include all the documentation on the check list below. Applications with missing documents will be returned to the REALTOR® for corrections. By signing below, I also agree that any photographs taken may be using for social media and press release.

\$1000 award is on a first come first serve bases. Once all funds have been awarded the program will be closed.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Check List:

To ensure your application is expedited please include all the documentation below.

- Housing Affordability Fund Grant Application
- Household Information Sheet
- Lender Pre-Approval Letter Stating you are a First Time Home Buyer
- Employment Verification. (Check Stub or Letter from employer)
- RPA (Purchase Agreement Contract)
- FINAL Closing Statement