Lake County Down Payment Assistance Program
Buyer Authorizations & Certifications

Community Partners for Affordable Housing (CPAH) is a nonprofit organization that develops affordable housing and provides services that empower individuals and families to secure and retain quality housing. Our vision is threefold: (1) thriving communities, (2) successful residents, and (3) a diverse range of housing to ensure everyone has a place to call home. Learn more at www.cpahousing.org. To assist you in applying for homebuyer assistance, your authorization and certification is needed for the below terms. Note that use of the singular pronouns such as "I" and "my" are used in all cases when referring to the Buyer, regardless if the Buyer encompasses two or more individuals.
Google Form available at https://forms.gle/figweBMjizzeb1Hm6

Buyer(s): _____

Property Purchase Address: _____

PART 1. Release and Authorization
I/We agree to provide and authorize release of information among all relevant mortgage lending and program-providing parties including a review of income and a credit report. This may include, but is not limited to CPAH, the First Mortgage Lender, Second Mortgage Lender, attorneys and title companies involved in the transaction, U.S. Department of Housing and Urban Development, County of Lake, and any other grant/loan-making entities.

PART 2. Disclosure Relating to Repayment Obligation
If approved for participation in the Lake County Down Payment Assistance Program, I/We understand that the assistance is provided in the form of a 0%-interest deferred loan, with no monthly payments, forgiven at a rate of 1/60th every month starting 60 days after closing, and fully forgiven after five years plus 60 days in the property. However, the assistance will become immediately due and payable if any of these circumstances occur prior to 5 years plus 60 days: sale, cash out refinance, transfer, failure to owner-occupy or discovery of fraudulent information provided during the application and closing process. I/We understand that I/We will be obligated to sign a mortgage, promissory note and/or recapture agreement. I/We further understand that CPAH acts as a conduit to distribute assistance originating from the investor (Lake County and U.S. Department of Housing and Urban Development), and as such, acts on behalf of those entities in this matter.

PART 3. Certification of Personal Investment
I/We certify to CPAH I have/We have and/or will invest in this purchase as required, including:
a. A contribution of $1,000 or 1% of the purchase price (whichever is greater) toward the down payment of the home as evidenced by a copy of canceled check or paid receipt to be provided no later than five (5) days prior to the closing date.
b. My/Our intent to attend default prevention counseling in the event that I am/We are delinquent on the first mortgage.

PART 4. Certification of Eligibility

I/We certify to CPAH that I/We am/are eligible for assistance in that:

a. I/We have not owned a home within the last three years or, in the alternative, I am a displaced homemaker or single parent who has only owned a home previously with a former spouse.
b. All household information and income verification documentation provided to CPAH and my/our first mortgage lender is true and complete in all material respects.
c. All buyers are a U.S. Citizen or a Permanent Resident Alien.
d. I/We intend to occupy and maintain the home located at the above-named property address as my/our principal residence until said property is sold or transferred.
e. The home I/We am buying is a one-unit single family home, condominium unit, cooperative unit or manufactured housing unit held in fee simple title.

PART 5. Certification of Lead-Based Paint Poisoning Education

I/We understand that homes constructed prior to 1978 may be at risk for the hazards of lead-based paint poisoning and certify that I/We have read the EPA's "Protect Your Family from Lead in Your Home" brochure available at *(English):* https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf
(Español): https://www.epa.gov/sites/default/files/2020-04/documents/pyf-spanish-color-2020-portrait-508.pdf

PART 6. Non-borrowing Spouse *(only if applicable)*

a. I agree that a credit report will be pulled for the purpose of collecting monthly debt amounts to be used toward our total debt-to-income ratio.
b. I agree that a Verification of Employment will be requested by CPAH.

PART 7. Certification of Household Income & Composition

I/We certify that the below individuals will occupy the above-named property:

Name	Age	Relationship	Marital Status	Gross Annual Income
		HOH		

PART 8. Contact Information & Signature

By my/our signature below, I/We certify all information stated herein to be complete, accurate and true. I/We understand that if the information provided is incorrect, incomplete or false I will be declined for assistance. I/We further understand that it is essential that I am/We are available for timely communication during this process by both by phone and email, and herein provide my/our contact information:

Buyer 1: _____ Buyer 2:_____

Cell: _____ Cell: _____

Alt Phone: _____ Alt Phone: _____

Email: _____ Email: _____

Required: Alternative Contact(**Not living in home**): _____

Cell: _____ Alt. Phone: _____

Email: _____

Signature (Buyer 1): _____ Date: _____

Signature (Buyer 2): _____ Date: _____

Signature (Non-Borrowing Spouse): _____ Date: _____