

APPLICATION TO PURCHASE A FAIR & AFFORDABLE HOME

Completed applications will be accepted on a FIRST COME, FIRST SERVED basis

Deadline to apply is February 13, 2025 at 4pm (applications received after that time will be waitlisted)

**The Pinebrook Condominium
1 Bedroom, 1 Bathroom Condo
2101 Palmer Ave, Unit 206, Larchmont, New York 10538
(Occupancy 1-3 Persons)**

This is a resale unit at the above development and address. It must be your principal place of residence.
(For pictures and more information on the property, go to the end of this application.)

Maximum Income Limits (80% AMI) as of January 1, 2025

(Income limits are subject to change)

1 Persons	2 Persons	3 Persons
\$87,500	\$99,950	\$112,500

Occupancy Requirements – 1-3 persons in household to be eligible.

Affordability Analysis – as of January 1, 2025

(All figures are approximate and are subject to change)

	UNIT 206
Estimated Gross Sale Price	\$ 303,042
NYSAHC loan subsidy (to be assumed)	\$ (40,000)
Net Affordable Sale Price	\$ 263,042
5% Down Payment	\$ (13,152)
Mortgage Amount	\$ 249,890
Monthly Principal + Interest**	\$ 1,747
Monthly Property Taxes	\$ 176
Monthly HOA Fees	\$ 283
Monthly "Walls In" Insurance	\$ 50
Monthly Private Mortgage Insurance	\$ 162
Est. Total Monthly Housing Payment (PITI)	\$ 2,418

**Assumes 30-year fixed rate mortgage at 7.5%

Questions? Contact us at:
Westchester Residential Opportunities
affordable@wroinc.org or 914-428-4519



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**Mail or Hand Deliver Completed Application to:
Affirmative Marketing
Westchester Residential Opportunities
470 Mamaroneck Avenue, Suite 410
White Plains, New York 10605**

Notes:

1. Only one (1) application per household. If your name appears on more than one application, you will be disqualified and neither application will be considered.
2. Applications must be signed in all requested places.
3. Applications must be returned by mail or hand delivered with all required supporting documentation. **Incomplete applications will not be accepted.**
4. No payment should be given to anyone in connection with the preparation or filing of this application, other than the **\$40 application fee payable to "Westchester Residential Opportunities". (Money Order or Bank Cashier's Check Only). No Personal Checks.**

1. APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____

2. CO-APPLICANT INFORMATION/:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____



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Email: _____

3. LIST ALL PERSONS WHO WILL LIVE WITH YOU, PLEASE START WITH YOURSELF:

FULL NAME	RELATIONSHIP	DATE OF BIRTH	SEX	ATTENDING SCHOOL
a. _____	<u>Head of Household</u>	_____	_____	_____
Social Security #: _____		Occupation: _____		
b. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
c. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
d. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
e. Do you expect any change (s) in your family size?		_____ YES _____ NO		
If YES , EXPLAIN: _____				

4. STATISTICAL INFORMATION

- a. **The following information is required for statistical purposes only, so that Westchester County and the U.S. Department of Housing and Urban Development (HUD) may determine the degree to which its programs are utilized by people of different racial & ethnic backgrounds. Provide information for the head of household only.**

RACIAL GROUP IDENTIFICATION: Used for statistical purposes only. (Please check only one from this group for the head of household only.)

Single Race

- _____ White
_____ Black or African American
_____ Asian
_____ American Indian or Alaska Native
_____ Native Hawaiian or Other Pacific Islander

Multi-Race

- _____ American Indian or Alaska Native & White
_____ Asian & White
_____ Black or African American & White
_____ American Indian or Alaska Native & Black or African American
_____ Other Multi Racial

- b. **ETHNICITY:** (check **only one** from this group) _____ Hispanic _____ Non-Hispanic



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5. **RENT:**

What is your Current Monthly Rent \$_____?

Check Utilities paid by you now:

☐ Heat \$_____ per month

☐ Electricity \$_____ per month

☐ Gas \$_____ per month

☐ Water \$_____ per month

☐ Other \$_____ per month

6. **INCOME:**

List **ALL** full-time, part-time, seasonal and/or temporary employment for **ALL** household members.
Include overtime pay, commissions, fees, tips, bonuses and/or self-employed earnings.

HOUSEHOLD MEMBER	EMPLOYER	ADDRESS OF EMPLOYER	DATES OF EMPLOYMENT Start -End Date	GROSS INCOME (Weekly/ Biweekly/ Monthly)



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7. OTHER SOURCES OF INCOME:

(EXAMPLES: welfare, social security, SSI, pensions, disability compensation, unemployment compensation, interest, baby-sitting, care-giving, alimony, child support, annuities, dividends, income from rental property and/or Armed Forces Reserves.)

HOUSEHOLD MEMBER	SOURCE	AMOUNT
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)
_____	_____	\$ _____ \$ _____ Weekly/ biweekly/ monthly (circle one)

8. HOUSEHOLD ASSETS (all Household Members):

Checking Accounts:

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Savings Accounts: (includes Passbook/Statement and Christmas/Vacation Clubs)

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Certificates of Deposit (CD's):

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Credit Union Shares:

Credit Union Name: _____ Amt.: _____

Address _____

Investments:

Stocks/Bonds (value): \$ _____ Savings Bonds (value): _____

Other Amt.: (includes IRA's, mutual funds, etc.) \$ _____

Does the applicant or co-applicant **NOW** own real estate: _____ YES _____ NO

If "yes", what is the value: _____

Has the applicant or co-applicant **EVER** owned real estate? _____ YES _____ NO

If "yes", when? _____



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9. **DOCUMENTATION**

All Household Members must submit COPIES of the following documents with your application:

- _____ **2024, 2023 & 2022 W-2s and/or 1099s**
- _____ **2024 (if available), 2023 & 2022 Tax Returns** including **ALL** pages (include Schedules & IT-201 forms).
****If Self Employed, include Profit & Loss Statements for 2 years – 2023, 2024.**
- _____ **6 Most Recent Pay Stubs** & Documentation for any other source of income (e.g., social security, pension/retirement, trust, alimony, child support)
Include ALL Household Members' income.
- _____ **6 Months** of all **Bank (Savings & Checking)**, Credit Union, and Investment Statements, Life Insurance (Payout) (**ALL PAGES**) for **ALL Household Members** (including children.)
- _____ **Most Recent Retirement Fund Account Statements - ALL Pages** (e.g., 403b, 401k, Pension)
- _____ **Valid government-issued Photo Identification** (e.g., driver's license, passport)
Birth Certificates for All Household Members
- _____ **\$40 Application Fee** (Non-refundable) – Money Order or Bank "Cashier's Check" made payable to: **"Westchester Residential Opportunities"**. **No Personal Checks.**

**APPLICATIONS THAT DO NOT INCLUDE ALL REQUESTED DOCUMENTATION
WILL NOT BE ACCEPTED WILL RESULT IN A DENIAL.**

ADDITIONAL DOCUMENTATION MAY BE REQUESTED AFTER THE LOTTERY

I DECLARE THAT THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. WARNING: WILLFUL FALSE STATEMENTS OR MISREPRESENTATIONS ARE A CRIMINAL OFFENSE.

Applicant Signature

Date

Co-Applicant Signature

Date

CONSUMER CREDIT INFORMATION

I/ We hereby authorize Westchester Residential Opportunities to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate references, or statements or other data obtained from me or from any person pertaining to my employment history, credit, prior tenancies, character, general reputation, personal characteristics and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to Westchester Residential Opportunities, to the owner, and to agencies that made or will make funding available in connection with this property listed above in support of this application. I have been advised that I have the right, under 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

Applicant Signature

Co-Applicant Signature

Date

10. **HOW DID YOU HEAR ABOUT THIS DEVELOPMENT?**



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- ☐ Friend If friend, how did your friend hear about this? _____
- ☐ Employer
- ☐ Sign Posted on Site
- ☐ AffordableWestchester.org website Was the website helpful? _____
- ☐ Other Website/ Email _____ (list site)
- ☐ Church/ Synagogue (Identify): _____
- ☐ Community Organization (Identify): _____
- ☐ Other (Identify): _____

11. CHECK LIST:

- ☐ Are all sections of the application filled out?
- ☐ Has the Applicant and Co-Applicant Signed and Dated the application?
- ☐ Are your Federal Tax Returns Signed and Dated by you and Joint Filer?
- ☐ Did you include ALL Copies of the required documents listed in #9, for each Household Member?

****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

****ALL REQUESTED DOCUMENTATION MUST BE PROVIDED FOR EACH HOUSEHOLD MEMBER.**

****APPLICATIONS ARE REVIEWED FOR COMPLETENESS IN THE ORDER IN WHICH THEY ARE SUBMITTED.**

****HAND DELIVERED APPLICATIONS WILL NOT BE REVIEWED FOR COMPLETENESS AT DROP OFF.**



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This is a resale unit at the above development and address. It must be your “principal place of residence”



Welcome home to this beautifully maintained 1 bedroom, 1 bath condo. This 826 sq. ft. unit is move-in ready. Located in the desirable Pinebrook Condo Community in downtown Larchmont. Unit 206 offers the perfect combination of comfort, convenience, and modern updates.

Step into an open floor plan that effortlessly connects the dining and living areas. A galley kitchen with a convenient pass-through dining area. Relax on your private balcony, accessible from the living room, perfect for morning coffee/tea or evening relaxation.

Amenities: Wood laminate flooring throughout (2018), Plush bedroom carpeting (2023), Stylish bathroom vanity and light fixtures (2022), New kitchen faucet and tiled kitchen flooring. Ceiling fans in the bedroom and dining area. The unit includes ample storage space: large pantry closet, and two hallway closets. Laundry area with washer /dryer. Central air and heat. Units provides one covered parking space (#12). There is an additional parking space available for sale (#23); not required to purchase.

The Pinebrook Condo Community is comprised of two garden style buildings. Each floor of the buildings features a meeting room, and a small gym equipped with a treadmill and elliptical.



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The Larchmont community is within walking distance, with vibrant downtown shops, restaurants, parks, schools, and a 5-minute walk to the Metro-North train station for an easy commute.

Access to the Westchester County Bee-Line Bus Route (60,61,66,70,71).

Larchmont is served by the New Haven North East Corridor of the Metro-North Railroad at 1 Railroad Way.

Mamaroneck Union Free School District.

2101 Palmer Avenue, Unit 206



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Kitchen View



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Livingroom



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Foyer Area



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Bedroom & Closet Views



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Bathroom



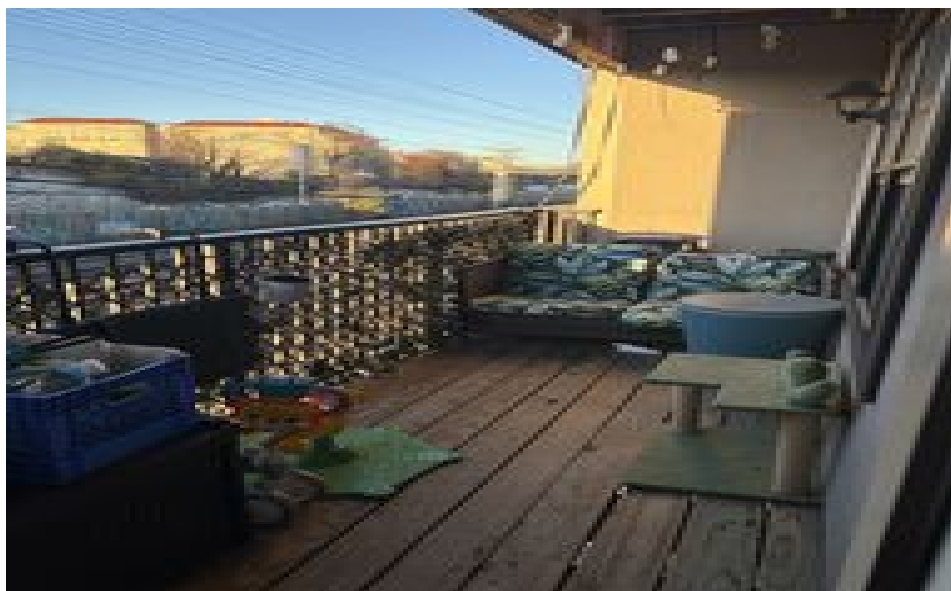
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Balcony View



Window View



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Washer Dryer & Water Heater Areas



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Cover Parking Space (#12) Included with Condo



Additional Parking Space (#23) Available for Purchase (Not Required)



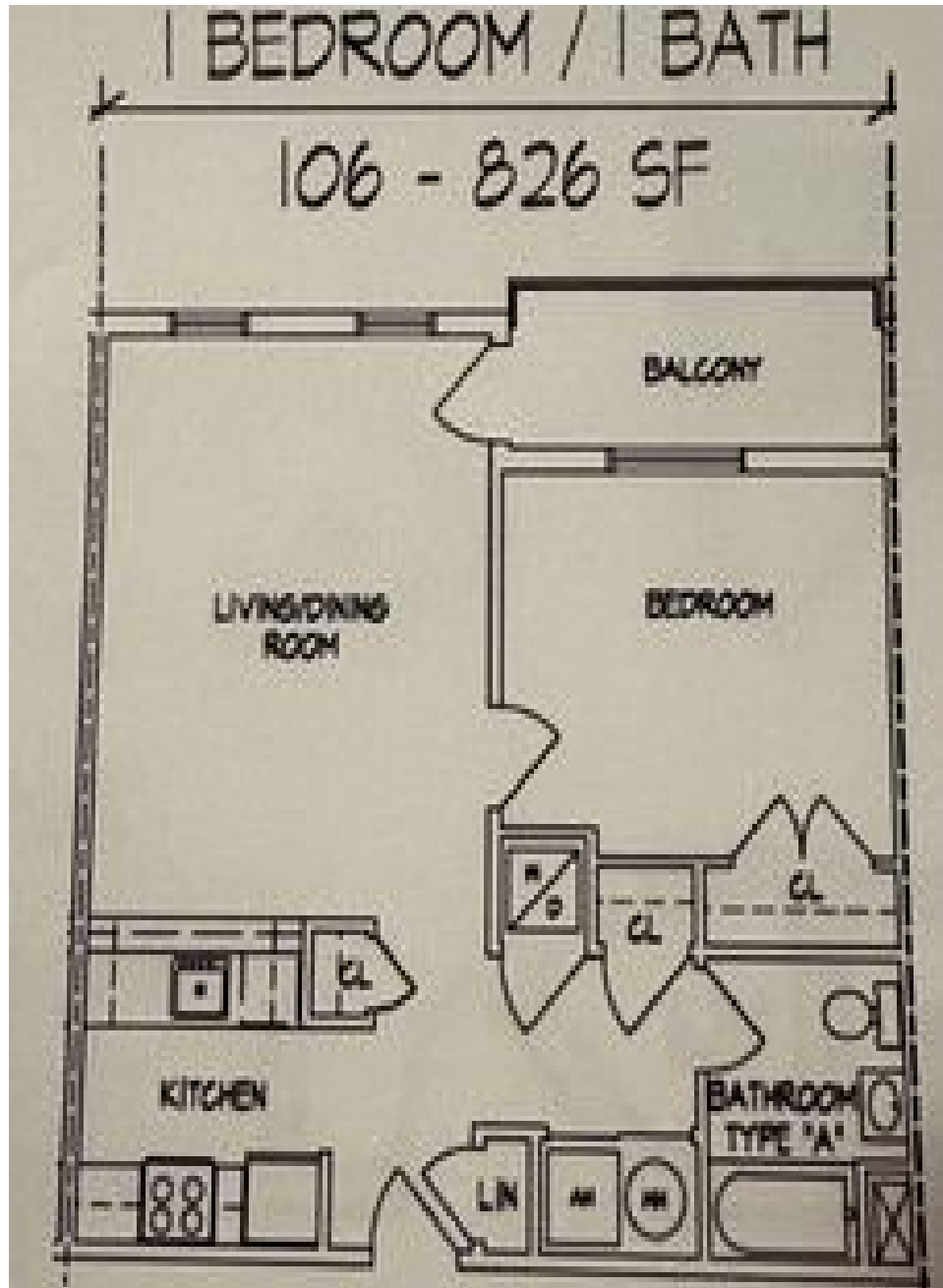
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Floor Plan for 2101 Palmer Ave Unit 206



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**The Pinebrook Condominium
In the Village of Larchmont, Town of Mamaroneck
Westchester County, New York**



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