

APPLICATION FOR SMITH RANCH PHASE 1

PLEASE NOTE: All application fees are nonrefundable upon receipt by the Summit Combined Housing Authority (SCHA). Please make sure you have provided all of the information requested in this application, as incomplete applications will not be considered and the application fee will not be refunded.

Name of Applicant(s) _____

Before submitting your application, please verify that you have included the following items:

- Complete application, including information for all sections or noting as "N/A" as applicable
- Two most recent paystubs from all jobs, including any part-time or seasonal positions (see Section II.1)
- Most recent W-2s from all jobs, including any part-time or seasonal positions (see Section II.1)
- Employer offer letter from any jobs started within the last three months (see Section II.1)
- Self-employment information for ANY amount of Schedule C, partnership or S Corporation income (see Section II.2)
- Most recent tax returns (see Section III.1)
- Additional tax returns as required (see Sections III.2.a.i, III.2.b.i, or III.2.c.i)
- Unit selection (see Section IV)
- Colorado driver's license or state ID and proof of residence. (see Section V.1.a)
- \$50.00 nonrefundable application fee (see Section V.9)
- Lender prequalification letter (see Section V.10)
- ADA unit priority documentation as required (see Section V.11)

Applicant 1	Applicant 2

Administrative Use Only – To be Completed by SCHA			
Applicant AMI Level:	<input style="width: 90%;" type="text"/>	Applicant Owns Other RE:	<input style="width: 90%;" type="text"/>
Applicant Unit(s) Selection	<input style="width: 90%;" type="text"/>	Applicant HBE Required:	<input style="width: 90%;" type="text"/>
_____ SCHA Signature		_____ Printed Name & Title	
		_____ Date	

If you have questions about this application, please contact SCHA at (970) 453-3555 or info@summithousing.us.

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Section I – General Information

Information must be provided for all applicants. A legal spouse or any other individual who will be on the title of the property is considered an applicant. Attach additional sheets as needed if there are more than two applicants.

	Applicant 1	Applicant 2
1. Full Name:		
2. Email Address:		
3. Phone:		
4. Mailing Address:		
5. Street Address:		
6. Are you a first-time homebuyer?		
7. Do you own any interest in other real estate?		
a. If so, provide the property address and note whether it is residential, commercial, or vacant land.		

8. Please list all other members of your household that are not applicants above. Attach additional sheets as needed.

Name	Age	Relationship

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9. What is your current living situation?

	Applicant 1	Applicant 2
Renting		
Own		
Staying with family & friends:		
Other (please describe):		

Section II - Employment Information

Please answer “Y” or “N” for all items listed in this section. You must include information for all jobs, even if they are part-time or seasonal. If you are no longer at a job, please provide the requested information but note that you are no longer there and the date your employment ceased. Attach additional sheets as needed.

By providing this information, you give SCHA permission to contact your employer(s) to confirm your income and hours worked.

	Applicant 1	Applicant 2
1. Do you receive W-2 wages? If so, complete the following section. Attach additional sheets as needed.		
a. <i>Primary Employer</i>		
i. Primary employer name:		
ii. Primary employer <i>physical</i> address:		
iii. Primary employer HR contact name:		
iv. Primary employer HR contact phone:		
v. Primary employer hours worked/week:		
vi. Primary employer hire date:		
vii. If your hire date was within the past 3 months, you must provide a copy of your offer letter or equivalent statement from the company detailing your salary and anticipated hours worked.		

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viii. Primary employer job title:		
ix. You must provide the two most current pay stubs for this employer, even if the position is seasonal and the current season has ended.		
x. You must provide the most current Form W-2 for this employer.		
xi. If this is a seasonal position, please provide the start and end date of the season worked (e.g., 11/1/2018 – 4/30/2019).		
b. Employer #2		
i. Employer #2 name:		
ii. Employer #2 HR contact name:		
iii. Employer #2 HR contact phone:		
iv. Employer #2 hours worked/week:		
v. Employer #2 hire date:		
vi. If your hire date was within the past 3 months, you must provide a copy of your offer letter or equivalent statement from the company detailing your salary and anticipated hours worked.		
vii. Employer #2 job title:		
viii. You must provide the two most current pay stubs for this employer, even if the position is seasonal and the current season has ended.		
ix. You must provide the most current Form W-2 for this employer.		
x. If this is a seasonal position, please provide the start and end date of the season worked (e.g., 11/1/2018 – 4/30/2019).		

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	Applicant 1	Applicant 2
c. Employer #3		
i. Employer #3 name:		
ii. Employer #3 HR contact name:		
iii. Employer #3 HR contact phone:		
iv. Employer #3 hours worked/week:		
v. Employer #3 hire date:		
vi. If your hire date was within the past 3 months, you must provide a copy of your offer letter or equivalent statement from the company detailing your salary and anticipated hours worked.		
vii. Employer #3 job title:		
viii. You must provide the two most current pay stubs for this employer, even if the position is seasonal and the current season has ended.		
ix. You must provide the most current Form W-2 for this employer.		
x. If this is a seasonal position, please provide the start and end date of the season worked (e.g., 11/1/2018 – 4/30/2019).		
2. Are you a contractor or self-employed? If so, complete the following section. Attach additional sheets as needed. <i>HINT: If you file a Schedule C or a partnership/s corporation Schedule E with your income tax return, you are considered self-employed and must complete this section, even if you also work for a W-2 employer.</i>		

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- a. Do you work an average of at least 30 hours/week providing products or services to businesses or residents of Summit County? *HINT: You must provide products or services specifically within Summit County – working remotely for an out-of-county employer will likely not qualify.*
- b. Business #1 name:
 - i. Business #1 start date:
- c. Business #2 name:
 - i. Business #2 start date:
- d. Business #3 name:
 - i. Business #3 start date:

Applicant 1	Applicant 2

3. If you have any additional explanations or notes related to your employment (e.g., jobs you’re no longer working at, etc.), please list them here.

Section III – Income Tax Information

Please answer “Y” or “N” for all items listed in this section. If you have any unusual items on your income tax return that will not be received in future years, please provide this information in the notes at the end of this section; otherwise, all income items will be considered recurring and will be included in your household income calculation.

- 1. You must provide the most current income tax return filed. *HINT: This is usually the “filing copy” for most software programs.*
- 2. If you filed Form 1040 (not 1040A or 1040-EZ), complete the following section.

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- a. Was there any amount on Line 12 (Business income or loss) or a Schedule C attached to the return?
 - i. If so, you must ALSO provide the prior income tax return (e.g., if your most current tax return was for 2017, you must also provide your return for 2016).

- b. Was there any amount on Line 17 (Rental real estate, royalties, partnerships, S corporations, trusts, etc.) or a Schedule E attached to the return?
 - i. If so, you must ALSO provide the prior income tax return (e.g., if your most current tax return was for 2017, you must also provide your return for 2016).

- c. Were you an owner of a partnership or S Corporation?
 - i. If so, you must provide the same two year's business return(s) for ALL businesses listed on Schedule E (Form 1065 or Form 1120S). If you don't have access to the full business returns, provide your Form K-1s received for the same two years and include a note on why you cannot provide the full return(s). For example, if you provided 2016 & 2017 personal income tax returns and you were a 50% owner of an S Corporation, you would also provide Form 1120S for 2016 & 2017.

Applicant 1	Applicant 2

3. If you have any additional explanations or notes related to your income tax return(s) (e.g., one-time or unusual items, inability to provide business tax returns, etc.), please list them here.

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Section IV – Home Selection

Please write down what unit(s) you are applying for: _____

Section V – Agreements

All applicants acknowledge that the information contained in this application is complete and correct, and understand that any inaccuracy may disqualify them from eligibility. **Each applicant must initial every item below.** Attach additional sheets as needed if there are more than two applicants.

1. I have a valid Colorado Driver’s License or Colorado State ID, and I am eligible to receive public benefits.
 - a. I have provided a copy of my Colorado Driver’s License or Colorado State ID, Proof of legal residency will also be required, including, but not limited to, a US passport, US birth certificate or Permanent Resident Card
2. I am a legal resident of the United States.
3. I work at least 30 hours/week on an average annual basis in Summit County. Per the Deed Restriction, the definition for Summit County includes the area at or within two miles of the Summit County boundary. This includes Climax Mine, Henderson Mill and Loveland Ski Area. (note: self-employed individuals must provide products and or services to Summit County businesses or residents to comply
4. I have read or will read and understand the terms of the restrictive covenant.
5. I have read or will read and understand the terms of the HOA.

Applicant 1	Applicant 2

6. If I marked that I was a first-time homebuyer above, I agree to complete a free first-time homebuyer course prior to closing and occupancy.
7. I agree to attend at least one Smith Ranch Phase 1 deed restriction & HOA informational class to be held by SCHA prior to closing and occupancy.
8. I agree to complete an affidavit of compliance with the terms of the restrictive covenant upon SCHA or jurisdiction request as long as I own the property.
9. I have provided my **non-refundable** application fee of \$50.00.
 Checks should be made payable to “SCHA.”
 Fees may also be submitted via Zelle to info@summithousing.us
 Cash or credit card payments are not accepted.

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Please note that the application fee becomes non-refundable at the time it is submitted to SCHA, even if the application is later deemed to be incomplete or otherwise ineligible for the lottery.

10. I have provided my lender prequalification letter.

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Section VI – Affirmation

I, the undersigned, hereby declare, under penalty of perjury, that the information provided in this application is true, correct, and complete. Attach additional sheets as needed if there are more than two applicants.

Applicant #1 Signature

Date

Applicant #1 Printed Name

Applicant #2 Signature

Date

Applicant #2 Printed Name

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