



City of Bellflower
16600 Civic Center Drive
Bellflower, California 90706-5494
(562) 804-1424 ■ FAX: (562) 925-8660
<http://www.bellflower.org>

Dear Applicant:

Thank you for your interest in the City of Bellflower's Homebuyer's Assistance Program. The City recognizes the difficulty first-time homebuyers face given the region's cost of housing and financing, which is one of the highest in the nation.

The City of Bellflower offers a Homebuyers Assistance Program (HAP), which provides a subsidy in the form of down payment assistance and certain customary closing costs as outlined in the enclosed Information Sheet. We strongly encourage you to thoroughly review the criteria outlined within the attached HAP Information Sheet to determine your eligibility to participate in the program.

If you meet the established criteria, the process for homeownership includes the following:

1. Submit completed Pre-Qualification Application and Conflict of Interest Disclosure Form to:

City of Bellflower
Housing & Grants Division
16600 Civic Center Drive
Bellflower, CA 90706

2. Contact any Lender from the attached Participating Lenders List. The Lender will determine your eligibility and will pre-qualify you for a mortgage loan.
3. You must participate in a mandatory First-Time Homebuyers Seminar.
4. Select your "dream home" based on the lender's loan pre-qualification. You may get the services of a local Realtor to assist you in finding a home and entering into a Purchase Agreement with the lender.
5. Before placing an offer on a home and entering into a purchase agreement, the applicant must notify the City of Bellflower so that the required "Voluntary Acquisition Notice", can be sent to the current property owner.
6. Your Lender will then prepare a Purchase Agreement, and will contact the City to obtain a HAP Commitment/Reservation Letter on your behalf.

The process is extremely simple, and we encourage you to immediately begin working with an approved Lender and if you wish, a Realtor. As trained professionals these individuals can facilitate your purchase of a home, and answer your questions regarding the HAP process.

Thank you again for your interest in the Homebuyer's Assistance Program and for considering homeownership opportunities within the City of Bellflower.

Sincerely,

Brian K. Lee

Brian K. Lee
Community Development Director

RAYMOND DUNTON
Mayor

SCOTT LARSEN
Mayor Pro Tem

RANDY BOMGAARS
Council Member

DAN KOOPS
Council Member

RAY T. SMITH
Council Member



**HOMEBUYERS ASSISTANCE PROGRAM
PRE-QUALIFICATION APPLICATION**

Please provide us with the following information:

Last Name(s): _____ First Name(s): _____

Address: _____ Phone (Home): _____

_____ Phone (Work): _____

City _____ State _____ Zip _____

Please check the statements that apply to you.

_____ I have not owned a home any time during the past three years.

My gross annual household income does not exceed the following limit as determined by the size of my household.

L-HAP

Household Size	Annual Gross Income
___ 1	\$46,400
___ 2	\$53,000
___ 3	\$59,650
___ 4	\$66,250
___ 5	\$71,550
___ 6	\$76,850
___ 7	\$82,150
___ 8	\$87,450

Please certify that the information you have provided is true and correct to the best of your knowledge by signing and dating this form.

Signature Date

Signature Date

Notice: Completion of this form does not constitute the entire qualification process for the Homebuyer Assistance Program. Applicants must also meet the qualifications of mortgage lenders, and depending on the program, meet qualifications established by the federal government, County of Los Angeles, and/or the City of Bellflower. Funding is limited; loans are granted on a first-come, first-serve basis. (Revised July, 2007_



CONFLICT OF INTEREST DISCLOSURE

As a prospective applicant of the Community Development Block Grant program in the City of Bellflower, I understand that I must disclose my relationship with other persons who I may be associated with in the City. I, therefore, attest to the following:

_____ I **am not** a current City of Bellflower official, employee, board member, commissioner, Council member, agent and/or other representative of the City.

_____ I **am** a current City of Bellflower official, employee, board member, commissioner, Council member, agent and/or other representative of the City.

Position/Title _____

_____ I **am** a former City of Bellflower official, employee, board member, commissioner, Council member, agent and/or other representative of the City.

Position/Title _____

Date Employment/Term Ended _____

_____ To the best of my knowledge, I **am** not aware of any current City of Bellflower official, employee, board member, commissioner, Council member, agent and/or other representative of the City who is related to me or with whom I am a business associate.

_____ I **am** related to or have a business relationship with a current City of Bellflower official, employee, board member, commissioner, Council member, agent and/or other representative.

His/her name is _____

This person is associated with the City in the capacity as: _____

The relationship of the person is as follows:

___Parent ___Spouse ___Immediate family ___Business associate ___other _____

Applicant's Name (Print)

Applicant's Signature

Date

Applicant's Mailing Address

PENALTY FOR FALSE OR FRAUDULENT STATEMENT, U.S.C. Title 18, Section 1001, provides: "Whoever in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies... or makes any false fictitious or fraudulent statement of representations, 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 or imprisoned not more than 5 years or both."



HOMEBUYER'S ASSISTANCE PROGRAM (HAP)

Information Sheet for Frequently asked Questions

The City of Bellflower's Homebuyer Assistance Program has been developed to provide first-time homebuyers with the financial assistance necessary for home ownership. The loan is in the form of a deferred payment second mortgage. The Program is designed to assist qualified households with the down payment, non-recurring closing costs, and any additional costs for the purchase of a home in Bellflower. As funding is limited, loans will be granted on a first-come, first-serve basis.

1. What are the eligibility requirements?

- **3-Year Requirement:** The applicant cannot have owned a home within the past three years. Divorced single head of households may be exempt from this requirement.
- **Income Requirements:** The applicant's annual household income must be below the following limits:

<u>Household Size</u>	<u>Annual Gross Income</u>
1	\$46,400
2	\$53,000
3	\$59,650
4	\$66,250
5	\$71,550
6	\$76,850
7	\$82,150
8	\$87,450

2. What types of properties are eligible?

Single-family detached properties, condominiums, and town homes in the City of Bellflower are eligible. Mobile homes are not eligible for assistance through this program. Both new and existing housing stock is eligible. Purchase price must not exceed 95% of the area median (\$313,500). Median area prices can be obtained by realtors comps or FHA.

Properties must meet Housing and Quality Standards and be free from any defects that may pose a danger to the health and safety of the occupants. Please see the attached, Housing and Quality Standards on page 7 of this application. Once the City has received a package from your lender requesting the reservation of funds to assist with the down payment, the City will arrange an inspection to verify that the property is free of defects that may pose a danger to the health and safety of the occupants and that the property meets Housing and Quality Standards.

3. Will the borrower be required to live in the home?

Yes. The applicant must certify that this home will be the household's primary residence.

4. How much can the borrower receive?

The City of Bellflower can assist with down payment and customary closing costs for up to **\$40,000**. While the down payment and closing cost assistance are guaranteed, assistance beyond that is granted at the City's discretion.



5. How much down payment does the borrower need to qualify?

The borrower needs to contribute 20 percent of the lender required down payment. The City's loan will be used to provide the balance of the down payment, closing costs, and any additional costs necessary to ensure that the payment is affordable to the household (additional costs subject to City approval).

6. What are the repayment terms of this loan?

The Homebuyer's Assistance Program is a second position loan secured by a deed of trust at 5 percent simple interest. **There are no monthly payments.** The loan becomes due and payable when the property is sold, refinanced, or a change in title occurs. For participants, interest will be forgiven after the tenth year of ownership and principal after 30 years. Please be aware that the forgiven interest and/or principal may incur a tax liability.

If the applicant sells or transfers title of the property before ten years, the loan and accrued interest become due and payable. Possible exceptions are:

- On a case-by-case basis, the City may choose to permit another eligible household to assume the loan and extend the ten-year period for the second buyer.
- The homeowner may also refinance the property only if it is to receive a mortgage at a lower interest rate; **no cash outs are permitted.** The payment of the loan is deferred until the sale or transfer of the property.

7. What types of first mortgages are compatible with the HAP?

Only conventional, fixed interest 30-year mortgages and FHA loans are compatible with the City's HAP.

8. Are there any other requirements?

Applicants must participate in a mandatory First-Time Homebuyer Seminar sponsored by various agencies and eligible Lending Institutions. Examples include, but are not limited to, LA Neighborhood Housing Services (888) 895-2647, LA Partrners (323) 890-7190, East LA Community Corporation (323) 269-4214 ext. 228, Multicultural Real Estate Alliance (323) 253-3376, Consumer Credit Counseling Services of Los Angeles (323) 869-5757, Mothers of East Los Angeles (323) 266-8832, Anaheim Housing Authority (714) 490-1250, Consumer Credit Counseling Services of Orange County (714) 547-2227, and Spring Board (800) 947-3752. Applicants may also attend workshops given by other various HUD approved counseling agency. For a complete list of HUD approved counseling agencies please visit HUD's website, www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm. **Some Agencies may charge a fee for attendance at the seminar.** Applicants must also qualify and fund their first mortgage with a HAP approved lender. Please see the following page for a list of HAP approved lenders.

In addition, before placing an offer on a home and entering into a purchase agreement, applicants are required to contact the City so that a "Voluntary Acquisition Notice", is sent to the current owner of the property. This notice is required and the City will not be able to assist with the purchase of a property if the current owner has not been properly informed of his or her rights under the Uniformed Acquisition and Relocation Act (URA) of 1970.



HAP Approved Lenders

Institution / Contact Person	Address	Phone Number
American Union Financial Laura Jean Hatcher	5822 Adenmoor Avenue Lakewood, CA 90713	(310) 413-9590
Bank of America Joseph Puente	9980 Lakewood Blvd. Downey, CA 90240	(562) 244-8255
Tamer Abouelezz Bank of America	4008 Hardwick Street Lakewood, CA 90712	(562) 602-5237
Bank of America Brad Meyer	1840 N. Bristol Street Santa Ana, CA 92706	(714) 480-8327 (949) 910-2540 cell
Bank of America Steve Hageman	2365 Seal Beach Blvd., #101 Seal Beach, CA 90740	(562) 626-8718 (562) 212-3323 cell
Bank of America Larry M. Hubbard	4008 Hardwick Street Lakewood, CA 90712	(562) 602-5212 (562) 858-2070 cell
Golden Empire Mortgage (GEM) Roger Berkley	3728 Atlantic Avenue Long Beach, CA 90807	(562) 989-4091
Golden Empire Mortgage (GEM) Susan Limcalo	3728 Atlantic Avenue Long Beach, CA 90807	(562) 989-4608 ext.105
Golden Empire Mortgage (GEM) Walter Moguel	510 West Carson Street Carson, CA 90745	(310) 755-6469 (310) 447-5925 cell
Golden Empire Mortgage (GEM) Rosie Martinez	510 West Carson Street Carson, CA 90745	(310) 755-6469 (424) 634-0734 cell
Golden Empire Mortgage (GEM) Niki Escano	510 West Carson Street Carson, CA 90745	(310) 755-6469
Golden Empire Mortgage (GEM) Carlos Villegas	510 West Carson Street Carson, CA 90745	(310) 755-6469
Golden Empire Mortgage (GEM) Ray Escano	510 West Carson Street Carson, CA 90745	(310) 755-6489
Golden Empire Mortgage (GEM) Pedro Gutierrez	3728 Atlantic Avenue Long Beach, CA 90807	(949) 230-1484
Guild Mortgage Jason Diaz	800 S. Barranca Avenue, #210 Covina, CA 91723	(626) 339-4126
imortgage Angela Rangel	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9735 (562) 413-0621 cell
imortgage Luz Vazquez	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9707 (714) 702-9857 cell
imortgage Armondo Gonzalez	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9710 (562) 756-1477 cell



HAP Approved Lenders

Institution / Contact Person	Address	Phone Number
imortgage Lisa Flores	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9725 (562) 547-0264 cell
imortgage Sal Hernandez	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9729 (562) 927-0383 cell
imortgage Hector Castillo	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 755-0201 cell
imortgage Ginger Meza	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9713 (562) 688-7059 cell
imortgage Jimmy Lucero	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9705 (562) 215-1534
imortgage George Rubio	17777 Center Court Drive, #275 Cerritos, CA 90703	(562) 924-9703 (562) 824-8036 cell
imortgage Melody Gomez	17777 Center Court Drive, #275 Cerritos, CA 90703	(213) 926-5137 cell
PLI Capital Debbie Clabber	7777 Center Avenue, Suite 510 Huntington Beach, CA 92647	(562) 286-2205 (949) 285-5381 cell
Prospect Mortgage Ric Dizon	11711 Woodruff Avenue, Suite 250 Downey, CA 90241	(714) 396-6829
Prospect Mortgage Juan Martinez	11711 Woodruff Avenue, Suite 250 Downey, CA 90241	(323) 363-4744 direct (562) 803-3461 office
Prospect Mortgage Phil Ottone	6695 E. Pacific Coast Highway, Suite 100 Long Beach, CA 90803	(562) 598-0021 ext. 2015 (714) 801-4963 cell
Mission Hills Mortgage Bankers Jimm Kelley	1403 N. Tustin Avenue, Suite 220 Santa Ana, CA 92705	(714) 460-4380 (949) 293-0432
South Pacific Financial Stephanie Dillard	16921 S. Western Avenue, Suite 103 Gardena, CA 90247	(310) 217-2351
South Pacific Financial Mario Martinez	16921 S. Western Avenue, Suite 103 Gardena, CA 90247	(310) 217-2351 ext. 203



Housing and Quality Standards

UNITS MUST BE DECENT, SAFE, AND SANITARY, THIS MEANS THE FOLLOWING:

1. Adequate space and security requirements specify the presences of a living room, kitchen area, and bathroom. In addition, one (1) sleeping room (or living/sleeping room) for each two (2) persons is required.
2. Sanitary requirements specify a private indoor toilet, hot and cold running water, a bathtub or shower, a fixed basin, and at least one (1) window that opens or other adequate exhaust ventilation.
3. Kitchens must have a sink with hot and cold running water, adequate storage, preparation and serving space, and disposal facilities for garbage. Stove and refrigerator may be placed in unit at owner's option.
4. Proper ventilation and heating facilities are necessary. Gas and oil room heaters that are not vented properly are unacceptable.
5. At least two (2) electrical outlets are required in each room. Living and sleeping rooms shall include at least one (1) window and a ceiling or wall light in kitchen and bathroom.
6. The unit must be structurally sound with no severe defects. The approaches to the unit must not present a danger of tripping, and elevators must be in a safe operating condition.
7. The interior must be free of all dangerous pollutants, such as carbon monoxide, sewer gas, fuel gas, and dust.
8. There must be an approved safe water supply.
9. The owner must advise the tenant whether the building was constructed prior to 1950. This is to inform the tenant on the hazards of lead-based paint poisoning.
10. Access to the unit must not be through unauthorized use of other private properties. In addition, the building must provide an alternate means of exit in case of fire.
11. The site and neighborhood must not be subject to serious adverse environmental conditions. (ie., flood, fire, disturbing noise, vermin or rodent infestation, sewage hazards, excess accumulation of trash.)
12. The unit must be free of vermin and rodent infestation.
13. In congregate housing, the same requirement applies, expect for the requirement for a separate kitchen in each unit