

Below Market Rate Purchase Opportunity

22741 WATKINS ST HAYWARD, CA 94541

\$364,207 | **2 BED 2 BATH** | 1159 FT² | 120% AMI MAX. | 2 CAR PARKING

Apply at: www.myhomegateway.com/watkinsstreetbmr



Below Market Rate (BMR) purchase opportunity in downtown Hayward. See next page for more info!

APPLICATION DUE: August 27, 2018 by 5:00 PM

Submittal instructions are attached to application

LOTTERY ON: Date and time to be announced!

BAAHA will notify applicants once lottery time is announced

OPEN HOUSES & PROPERTY INFO:

Contact the listing agent for open houses and for information about the property:

Deborah Williams, BRE #01412100

Keller Williams Realty

(510) 847-2779 | debbelyn96@yahoo.com

See the next page for program participation requirements. This flyer, program details, and application (with instructions) are available on the Bay Area Affordable Homeownership Alliance's (BAAHA) website:

myhomegateway.org/watkinsstreetbmr



Bay Area Affordable Homeownership Alliance

bmr@myhomegateway.com



PARTICIPATION REQUIREMENTS:



APPLICATION DUE: August 27, 2018 by 5:00 PM

All interested participants **must** complete a **BMR Program Application**. The application is used to determine eligibility to participate in the lottery to purchase the property (*see below*). Detailed instructions on completing the application are provided with the app. Apps are available **online** at myhomegateway.org/watkinsstreetbmr



HOMEBUYER EDUCATION

Participants must complete a **homebuyer education course** and provide a **certificate of completion** issued from a US Department of Housing and Urban Development (HUD) approved education provider. This course must be **completed before the close of escrow**. Links to HUD certified education providers around the Bay Area are located on BAAHA's website at myhomegateway.org/hudagencies



PROGRAM REQUIREMENTS AND PREFERENCES

Applying households must meet certain **eligibility requirements and lottery preferences** to participate in the lottery and to purchase the home. There is a **minimum household requirement of 2 people and preferred maximum of 5**. Households cannot make more than 120% of the Alameda County Area Median Income (AMI) (based on household size) as **depicted in the table below**. There are lottery **preference points** assigned to households that live and/or work, and are first time homebuyers.

HHS	2	3	4	5
Max Income	\$100,250	\$112,750	\$135,300	\$145,350

Source: California Department of Housing & Community Development (2018)



LOTTERY PROCESS

The current **target lottery date** is **September 6, 2018** in order to **participate in the lottery**. BAAHA will review the application to determine **eligibility** and **preference points** (*see above*) and notify applicants of their status via e-mail. It is important to get the application in **as early as possible** so that BAAHA can review, and if necessary contact the applicant with additional questions, or for additional clarification on information provided.

Download the application at www.myhomegateway.com/watkinsstreetbmr

BMR Program Questions: contact BAAHA at bmr@myhomegateway.com

Property Questions: contact listing agent, Deborah Williams, at (510) 847-2779 | debbelyn96@yahoo.com