



Neighborhood Stabilization Program (NSP) Semi-Detached (Twin) Home Award Program Lottery Application



The City of Miami Department of Community Development is accepting applications for its Neighborhood Stabilization Program (NSP) Semi-Detached (Twin) Home Award Program Lottery. Eligible applicants will have an opportunity to be awarded a two-story, four-bedroom, three-bathroom, semi-detached (twin) home of approximately 1,500-square-feet, valued at \$175,000, and located in the Allapattah neighborhood of the City of Miami. Pictures of the subject property can be viewed at <http://www.miamigov.com/communitydevelopment/pages/housing/NSP.asp>. Applications will be available November 16, 2010 through November 23, 2010, Monday through Friday, 8:00a.m. – 5:00 p.m., at the City of Miami’s Community Development Department at 444 SW 2nd Ave, 2nd Floor, Miami, FL 33130, at City of Miami Neighborhood Enhancement Team (NET) locations (call 311 for a listing of these), or on the web at <http://www.miamigov.com/communitydevelopment/pages/housing/NSP.asp>.

- Applications **must be completed and mailed** to the following address: City of Miami, P.O. Box 310548, Miami, FL 33231.
- Any application that is not fully and accurately completed and/or is postmarked after November 23, 2010 will be disqualified. Eligible applications are those that have completed all of the contact information, have signed/dated the form, have answered **yes** to all four application questions, and have their application postmarked by November 23, 2010.
- All **eligible** applications will go through a lottery process from which a group of 100 participants will be randomly selected, assigned a lottery number, and placed in the lottery pool. In order of assigned lottery numbers, an individual from the lottery pool will undergo full verification of eligibility, until a qualified applicant is obtained. Following the completion of full verification of eligibility, the qualified applicant will be awarded the NSP Semi-Detached (Twin) Home. The lottery will be held on December 2, 2010 at 6:00 p.m. at City of Miami City Hall, 3500 Pan American Drive, Miami, FL 33133.
- Effective upon the closing date (the date the qualified applicant becomes the owner and the City has no further interest or responsibility for the property), the new owner will be responsible for the following property costs: all taxes, including current and future real estate taxes, all costs, fees, and expenses related to the maintenance of the property, and homeowner’s hazard and liability insurance.
- Only one application per household will be considered throughout the entire process. Any household that submits more than one application will be disqualified.
- Applications from households that contain a member who previously defaulted, or is currently in default, on a City contract or loan or has unmet debt obligations with the City, or are in litigation with the City, within the last five (5) years will be disqualified.
- This application is subject to any Florida residency restrictions. Adherence to these laws may result in the disqualification of affected households.
- Applicants are subject to the Code of the City of Miami, FL as amended, Sec. 2-612.
- This application does not create a property interest in any City-owned property.
- The new property owner will be subject to all NSP resale and deed restrictions, including but not limited to, a 30-year, deferred payment mortgage loan of \$175,000 and affordability period.
- The awarded property must be owner-occupied at all times and remain the recipient’s primary residence.
- The applicant is subject to all other relevant terms and conditions of the NSP Semi-Detached (Twin) Home Award Program.

The City of Miami reserves the right to:

- Conduct a complete background investigation of all individuals who will be residing in the property.
- Extend the application submission deadline if such action will be in the best interest of the City.
- **The City may make changes or amendments to this application after it has been made available to the public. The applicant is responsible for checking the City’s website for updates during the application period.**
- Cancel the NSP Semi-Detached (Twin) Home Award Program Lottery, at its sole discretion.
- Retain all applications submitted. The applications shall become the property of the City of Miami.
- Withdraw the property upon the City’s determination that reasonable attempts to close (transfer the ownership of the property) have failed.
- Deny a selection of an applicant with outstanding defaulted loans, debarment actions or any other legal encumbrance, regardless of the merits of the application submitted.

-----Cut here and mail in form below-----

Mail completed form to City of Miami, P.O. Box #310548, Miami, FL 33231. It must be postmarked no later than November 23, 2010. Please print neatly in ink. All fields are required. Submit this form only. Incomplete applications will be disqualified. The City of Miami’s Department of Community Development shall not be responsible for material lost/delayed through the mail. For questions in relation to this form, call 305-416-2080.

1. Head of Household Contact Information (Head of Household must be 21 years of age or older)

First Name	Middle Initial	Last Name	Phone (include area code)
Address			
City/Town	State	Zip code	Email

Certification of Applicant - Please read this statement very carefully. By signing, you are agreeing to its terms.

I hereby certify that the information I have provided in this Application is true and accurate. I understand that:

- any misrepresentation or false information will result in the disqualification of my Application.
- I have read and agree to the rules and reservations outlined in the above Application.
- additional information will be required in accordance with federal housing regulations and the City of Miami Neighborhood Stabilization Program.
- Pursuant to 24CFR 570.611, I certify that (i) neither I, the applicant, nor any member of my household, is employed by the City of Miami or by any agency/developer which built the “Subject Property” in this application utilizing funds derived from the U.S. Department of Housing and Urban Development (HUD) and provided by the City of Miami, and that (ii) neither I, the applicant, nor any member of my household, is related to any employee of the City of Miami or of the agency/developer which built the “Subject Property” in this application utilizing funds derived from U.S. HUD provided by the City of Miami.

Signature of head of household **Date**

If your response is yes to all of the questions listed below, and you completely filled out the contact information, signed and dated the form, and postmarked the mail entry by November 23, 2010, you are eligible to participate in the Neighborhood Stabilization Program (NSP) Semi-Detached (Twin) Home Award Program Lottery.

1. **Is your total household income between \$30,000 - \$40,000 per year?** Yes or No
Household income includes all sources of income for those 18 years of age or older who will be residing in the property. (Income includes, but is not limited to, child support contribution, interest and dividends, w-2 wages, self-employment income as per tax returns (if self-employed), unemployment benefits, Social Security, disability, workers comp, pension or retirement benefits, welfare income, veteran’s income, alimony and any other income sources not specifically excluded)
2. **Circle yes if all individuals who will be residing in the property DO NOT currently own another residential property.**
Yes or No
3. **Are you a legal resident of the United States?** Yes or No
4. **Do you have \$500 to contribute to the closing costs?** Yes or No