



Montana Street Homes Application Process

Step 1: Homeword Application: Priority Deadline November 7, 2018

- <http://www.homeword.org/our-properties/missoula/montana-street-homes/>
- Applications will continue to be accepted after deadline, but priority will be given to those received by November 7, 2018.

Step 2: Homebuyer Education Class

- Required.
- Online or in-person option available.
- Email Erin@homeword.org or call 406.532.4663 x10 to register for either.
- Space reserved in November and December in-person Homeword classes for Montana Street Homes applicants.

Step 3: Pre-Purchase Counseling with Homeword

- Required.
- Learn about programs that you may qualify for, such as down payment assistance.
- Option for a “soft” credit pull before meeting with a lender.
- Call Brendan at 406.532.4663 x14 to schedule counseling, after you complete either in-person or online education.
- If registered for December in-person Homebuyer Education class, counseling is available prior to class.

Step 4.1: Trust Montana Application: Deadline December 20, 2018

- Application available at <http://trustmontana.org/apply-to-purchase-a-home-at-montana-street-homes/> or at Homeward's office.
- This step includes verification of Income Eligibility by Trust Montana and Homeward.
- Applicants will be asked to provide proof of income: see Trust Montana application for required documents.

Step 4.2: Required Community Land Trust (CLT) Counseling

- Meet with Trust Montana to review CLT details.
- Can be completed before or after Trust Montana application is submitted.

On December 21, 2018 we will hold a lottery of all complete and eligible applications. Applicants will be ranked in the order they are drawn from the lottery. Complete applications received after December 21, 2018 will be added to the list based on the date the complete application is received and eligibility confirmed.

Steps 1-4 must be fully accomplished for an application to be considered complete.

Step 5: Sign Buy-Sell Agreement: Deadline January 10, 2019

- To sign a buy-sell agreement, applicants are required to meet with a lender to get a pre-approval letter. This letter **must** be submitted with the buy-sell agreement.
- Applicants are welcome to meet with a lender prior to this step, but it is not required until after the lottery occurs.
- If deadline is not met, applicant will be moved to the end of the selection list and the opportunity will be provided to another applicant.

Step 6: Meet with attorney to review Ground Lease

- Options will be provided during CLT counseling

Step 7: Closing and Sign Ground Lease

Step 8: Move In! (expected late January 2019/early February 2019)

Optional site and home tours available upon request:

- November 12-15 or 26, 2018 thru January 10, 2019.
- Contact: 406.532.4663 x13 or ashley@homeward.org to schedule a tour.