

**CANADA-ONTARIO AFFORDABLE HOUSING PROGRAM (AHP)  
 Homeownership Program - Criteria Sheet**

To be eligible for down payment assistance under the Homeownership component of the AHP, the prospective purchaser must meet the following minimum criteria

- Have income at or below the 60<sup>th</sup> percentile income level for both the City of Kawartha Lakes and Haliburton County
- Be a renter household buying a sole and principal residence
- Be a first time home buyer
- Must not owe any social housing provider arrears, including damages, or owe the Provincial Rent Bank operated by the City of Kawartha Lakes
- Be a minimum 18 years of age
- Provide documentation proving that primary financing can be secured.

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Service Area	Maximum Income	Maximum House Price	Maximum Amount of Assistance
City of Kawartha Lakes	\$68,200	\$215,753	\$10,787.65
County of Haliburton	\$68,200	\$215,753	\$10,787.65

- Complete a Homeownership Application provided by City of Kawartha Lakes Social Housing Department and include necessary documentation: photo identification, proof of citizenship and income verification
- Purchase must be made within the City of Kawartha Lakes or County of Haliburton
- Information collected for the purposes of the program will be shared only with persons dealing directly with the AHP as set out in the application consent according to the Municipal Freedom of Information and Protection of Privacy Act
- An eligible purchaser will use the homeownership assistance as a down payment on the purchase of a new or resale home
- The assistance will be five percent of the cost of an eligible home under the program to a maximum of \$10,787.65
- Purchasers will be selected through a fair and open process based on criteria and defined need
- The purchaser must comply with an annual declaration or letter confirming program compliance
- Homes eligible under this component include: new units, resale homes, semi detached, town (condo or freehold), stacked homes, row houses or apartments. Vacant land and mobile homes on leased land are not eligible.
- The property must be modest in size, relative to community norms in terms of floor area and modern amenities such as structure and good quality
- Proof of a mandatory inspection report from a home inspector who is a qualified member of the Ontario Association of Home Inspectors (OAHI) is required. The cost of the inspection will be reimbursed after closing by the municipality if a qualified Home Inspector is used.
- Participation in an education and training session is required
- If the homeownership unit is owned by the eligible purchaser for the maximum 20 years, the down payment assistance amount will be waived
- If the homeownership unit is sold after 20 years, there will be no repayment of the down payment assistance or capital gains
- If a homeownership unit is sold before the 20 year period expires, the homeowner is required to repay the original AHP contribution plus five percent of the realized capital gains
- If the seller experiences a capital loss, repayment of the homeownership down payment assistance amount will be waived, provided the sale meets fair market value and the purchase and sale of the unit is an arm's length transaction
- If a purchaser ceases to occupy a homeownership unit as a sole and principal residence within 20 years of the date of purchase, it is deemed a sale and the original AHP contribution plus five percent of the capital gains would have to be repaid, or if there is a capital loss, the homeownership down payment assistance amount would be waived with the provisions as stated above.



**The Corporation of the City of Kawartha Lakes**  
 Social Housing Department  
 322 Kent Street West, P.O. Box 2600  
 Lindsay, Ontario K9V 4S7  
 Tel: (705) 324-6401  
 Fax: (705) 324-0428  
 www.city.kawarthalakes.on.ca

**CANADA-ONTARIO AFFORDABLE HOUSING PROGRAM (AHP)  
 Homeownership Program  
 Application Form**

**TO BE COMPLETED BY HOME PURCHASER (S)**

<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss <input type="checkbox"/> Ms.		
Last Name	First Name	(MM/DD/YYYY) Date of Birth

**Your status in Canada (attach proof to the application):**  
 Canadian Citizen     Landed Immigrant     Refugee     Refugee Claimant

<input type="checkbox"/> Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss <input type="checkbox"/> Ms.		
Last Name	First Name	(MM/DD/YYYY) Date of Birth

**Your status in Canada (attach proof to the application):**  
 Canadian Citizen     Landed Immigrant     Refugee     Refugee Claimant

Address – Street Number and Street Name	Unit / Apt	City	Postal Code
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(    )    - Home Phone	(    )    - Business Phone	Email: (    )    - Cell Phone
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**Please provide an alternate contact name and daytime phone number where we can leave a message if we need to reach you.**  
 Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

**Are you currently on the City of Kawartha Lakes waiting list for social housing?**  
 Yes     No

**Are you a first time homebuyer?**  
 Yes     No

**Do you currently own a home or an interest in a home?**  
 Yes     No

**Are you currently in rental accommodation?**  
 Yes     No

**What is your total yearly gross household income?**  
 \$ \_\_\_\_\_

The household of an individual is deemed to include and be limited to:

- (i) the individual;
- (ii) any person with whom the individual is living in a spousal relationship (including a same-sex spousal relationship); and
- (iii) any person over the age of eighteen expected to reside with the individual at the time of first occupancy of the unit.

**If yes, please provide the following information for your current Landlord.**

Landlord's Name: \_\_\_\_\_

Address:  
 Street Name & Number: \_\_\_\_\_

City/Town: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone/Contact No.: \_\_\_\_\_

<b>Name of Present Employer</b>	<b>How Many Years with Present Employer:</b>
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**Have you ever lived in rent-geared-to-income housing anywhere in Ontario?**     Yes     No  
 If yes, please give details below. Use extra paper if necessary.

Name of Landlord: \_\_\_\_\_

Former rental address: \_\_\_\_\_

City: \_\_\_\_\_    Postal Code: \_\_\_\_\_    Arrears Owing: \$ \_\_\_\_\_

Move in date: \_\_\_\_\_    Move out date: \_\_\_\_\_





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**CANADA-ONTARIO AFFORDABLE HOUSING PROGRAM (AHP)  
 Homeownership Program  
 BANK CERTIFICATION FORM**

The City of Kawartha Lakes, under the Homeownership Program, will provide down payment assistance of 5% of purchase price to eligible purchasers at the time of closing of the purchase and sale of a new or resale home.

Please complete the questions below, sign, stamp and return to the applicant. Thank you for your assistance. If you require further information, please call (705) 324-6401.

Applicant Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

Address of New Home: \_\_\_\_\_

Purchase Price: \$ \_\_\_\_\_

Household Total Annual Gross Income: \$ \_\_\_\_\_

First Time Home Buyer:  Yes  No

Do applicant(s) qualify for a mortgage with your financial institution?  Yes  No

I hereby declare and certify that the above information is correct. I understand that this is an application for a forgivable loan under the Homeownership Component – Affordable Housing Program, the purpose of which is to allow the City of Kawartha Lakes to determine if the purchaser and the home are eligible. I understand that the Canada Mortgage and Housing Corporation accepts the 5% down payment assistance under the AHP as equity. The 5% down payment is to be secured by a second mortgage. I understand that final confirmation of eligibility will be required after completion of the home inspection, if applicable, and prior to any forgivable loan being made.

Stamp or Official Seal

Name and Address of Financial Institution

\_\_\_\_\_  
 \_\_\_\_\_

Name

Date

Signature

Title