Cornerstone Homes
268 Stevens Street
Hyannis, MA 02601

Income-Restricted Homeownership Lottery Application

Mailed applications must be Postmarked no later than
Saturday, January 2nd, 2027 and mailed to:

ACRES Consulting LLC
Attention: Cornerstone Homes Lottery
27 Mica Lane, Wellesley MA 02481

Supporting Documentation (Income, Assets, Taxes, etc.) is <u>NOT</u> required to be submitted with the application

Free language assistance/translation and reasonable accommodations available. For assistance and more information, please email ACRES Consulting LLC at CornerstoneHomes@ACRESCompliance.com or call(617) 639-3064 Extension 799 | US Relay 711

Equal Housing Opportunity

IMPORTANT:

You may only submit one application per Household. Duplicate applications will be discarded and only one application per Household will be accepted.

Cornerstone Homes
268 Stevens Street, Hyannis, MA 02601

Income-Restricted Homeownership Pre-Lottery Application

Head of Household:

Name:	
Street Address:	
City:	
State:	
Zip Code:	
Email Address:	
Phone #:	

Head of Household (2):

Name:	
Street Address:	
City:	
State:	
Zip Code:	
Email Address:	
Phone #:	

ACRES will contact applicants by email and phone only. If an email address is not provided, we will send notifications through postal mail and follow up by phone.

1. Please complete the chart below for all Household members that would be residing in the unit, including yourself:

Full Name	Age	Head of Household or Occupant	Relationship to Head of Household *(i.e. Daughter, Son, Mother, Father, etc.)*
		Head of Household	

Race & Ethnicity (Optional Disclosure):

This response is for the race and ethnicity of the Head of Household only. There is no penalty for persons who do not complete this section of the application. This information will only be used in aggregate, for the purposes of reporting and analysis.

Please check all boxes that apply:

- ☐ Alaskan Native and Native American
- ☐ Asian
- ☐ Black or African American (not of Hispanic origin)
- ☐ Hispanic or Latino
- ☐ Native Hawaiian or Pacific Islander
- ☐ White (not of Hispanic origin)
- ☐ Other (please specify): _____

2. What is the total number of people in the Household applying for the unit?
(this number should include all Household members who will live in the unit including yourself & any Household members under the age of 18)

My Household Size is: _____

3. Which Unit Size(s) are you applying for?
(You may apply for more than one option)

- ☐ **1-Bedroom**
- ☐ **2-Bedroom**
- ☐ **3-Bedroom**

4. **Does your Household need a fully accessible unit for someone with a Mobility Impairment and/or that is Deaf/Hard of Hearing?** *(Please note – Only 1, 100% 2-Bedroom Unit, 1, 120% 1-Bedroom Unit, & 1, 120% 3-Bedroom Unit are ADA-M and 1, 100% 1-BedroomUnit is ADA-H)*

   ☐ Yes – Mobility
   ☐ Yes – Hearing
   ☐ Yes – Both
   ☐ No

5. **Does any member of the Household have any accessibility or reasonable accommodation requests or alternative ways we need to communicate with you?**

   ☐ Yes
   ☐ No

   If yes, please explain:
   _____

6. **Is any member of the Household currently preapproved for a mortgage?**

   ☐ Yes
   ☐ No

Disproportionately Impacted Households Preference

Preferences will be made for homebuyers *from Disproportionately Impacted Households* pursuant to the CommonWealth Builder Program Guidelines

Disproportionately Impacted Households include:

(i) Households who have an annual income at or below 80% of Area Median Income for the location of the project;
(ii) Households who live in Qualified Census Tracts https://www.huduser.gov/portal/sadda/sadda_qct.html
(iii) Households who live in any of the following Cities or Towns: Boston, Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton Westfield, Worcester, Framingham, or Randolph.

7. **Does your Household meet the preference for Disproportionately Impacted Households?**

   ☐ Yes
   ☐ No

First-Time Homebuyer Requirement (Households MUST be First-Time Homebuyers)

Where Can I Enroll in a First-Time Homebuyer Course?

Citizens' Housing and Planning Association (CHAPA) provides a directory of MHC approved First-Time Homebuyer training courses in the Greater Boston Region. Up-to-date date listings are on their website: www.mhp.net. Online and in-person classes are listed there at various prices, dates, times and languages: https://www.mhp.net/one-mortgage/homebuyer-resources/find-a-home-buyer-class

Completion of a Previous First-Time Homebuyer Course

Certificates of completion dated within three (3) years of the deadline date from a Massachusetts Housing Collaborative (MHC) approved First-Time Homebuyer's course are accepted. Certificates dated older than three (3) years of the deadline date will NOT be accepted.

A First-Time Homebuyer cannot own a home or an interest in a home in the preceding three years, including a trust. Exceptions to this include:

(i) Any individual who is a displaced homemaker may not be excluded from consideration as a First-Time Homebuyer under this definition on the basis that the individual, while a homemaker, owned a home with his or her spouse or resided in a home owned by the spouse.

(ii) Any individual who is a single parent may not be excluded from consideration as a First-time Homebuyer under this definition on the basis that the individual, while married, owned a home with his or her spouse or resided in a home owned by the spouse.

(iii) An individual may not be excluded from consideration as a First-Time Homebuyer under this definition on the basis that the individual owns or owned, as a principal residence during the 3-year period before the purchase of the an Income-Restricted Dwelling, a dwelling unit whose structure is (x) not permanently affixed to a permanent foundation in accordance with local or other applicable regulations; or (y) not in compliance with State, local, or model building codes, or other applicable codes, and cannot be brought into compliance with such codes for less than the cost of constructing a permanent structure.

8. Are you a First-Time Homebuyer?

- ☐ Yes
- ☐ No

Income Information:

The Income-Restricted Units will all be in the 100% AMI or 120% AMI income categories:

Household Size	100% AMI*	120% AMI*
1	$98,900	$118,680
2	$113,000	$135,600
3	$127,100	$152,520
4	$141,200	$169,440
5	$152,500	$183,000
6	$163,800	$196,560

**2026 Area Median Incomes for Barnstable County, MA Metro FMR*

9. **Please list all sources of gross income anticipated to be received by any/all Household members in the next 12 months**, including but not limited to: Employment, Self-employment (net business income), unemployment, Social Security, SSP, Public Assistance, Pension payments, child support, alimony, regular gift/contributions, etc.

Full Household Member Name	Source of Income	Estimated Current Annualized Gross Income
		$
		$
		$
		$
		$

Asset Information (Asset Limit $155,000 – not including restricted accounts):

10. **Please list Household members' assets,** including but not limited to: Checking accounts, Savings accounts, trust accounts, certificate of deposits (CDs), credit unions, saving bonds, life insurance policies, 401K, SSA Direct Express Debit cards, etc
    - At the time eligibility is determined, Homebuyers must have assets that comply with the following limits:
    - 1) less than $155,000 (as of September 2025), which is adjusted annually in subsequent years for inflation using the CPI-W index; and
    - 2) excluding all IRS-recognized retirement accounts, up to $250,000 total

Full Name	Type of Account	Current Account Balance
		$
		$
		$
		$
		$

Please note that ACRES reserves the right to request additional documentation after reviewing the application. Failure to provide any additional documentation requested by ACRES by the given deadline will result in your application not being entered into the lottery.

In carrying out this marketing program and buyer selection process, neither the Owner nor its Lottery Agent, will discriminate based on race, color, creed, religion, sex, familial status, sexual orientation, national or ethnic origin, handicap, citizenship, ancestry or marital status, public assistance, gender identity or any other basis prohibited by law.

Disabled persons are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to accommodate a person with disabilities an equal opportunity to use and enjoy the housing.

Application Deadline:
The deadline for completed applications by mail, postmarked no later than **Saturday, January 2nd, 2027**

Applications must be mailed to:
ACRES Consulting LLC
Attention: Cornerstone Homes Lottery
27 Mica Lane, Wellesley, MA 02481

Questions:
ACRES' staff are available to answer any questions during the process. Please feel free to contact us:
Email: CornerstoneHomes@ACRESCompliance.com
Phone: (617) 639-3064 Ext 799 | US Relay 711
Website: www.CornerstoneHomesCapeCod.com

Signature Clause:

I understand that the Lottery Agent is relying on this information to prove my Household's eligibility for Cornerstone Homes, 268 Stevens Street, Hyannis, MA. I certify that all information and answers to the above questions are true and complete to the best of my knowledge. I consent to release the necessary information to determine my eligibility. I understand that providing false information or making false statements may be grounds for denial of my application.

I authorize my consent to have the Lottery Agent verify the information contained in this application for purposes of proving my eligibility for occupancy. I will provide all necessary information and expedite this process in any way possible. I understand that my income must be eligible to be entered the lottery.

All ADULT Household members must sign below:

Signature	**Date**
Signature	**Date**
Signature	**Date**



Equal Housing Opportunity