



Hometown Heroes
First-Time Buyers \$1000.00 Grant Program
TERMS AND CONDITIONS

ELIGIBILITY:

To qualify as an Eligible Grant recipient of the Hometown Heroes First-Time Buyers Grant Program:

- The Buyer(s) must have closed escrow after 11/01/2020 on the purchase of a single-family dwelling located in Solano County, including new home sales.
- The Buyer(s) must be a First-Time Buyer who is employed in any of the following occupations:
Police, Firefighters, Military, Teachers, Medical personnel.
- The Buyer(s) must have been represented by a Northern Solano County Association of REALTORS®- NSCAR REALTOR® throughout the transaction.
- The Buyer(s) must have used financing to purchase the single-family dwelling. All cash purchases to not qualify.
- The Buyer(s) to occupy the property as their principal residence for at least two (2) years after close of escrow.
- REALTORS®, Affiliates, Directors, Officers, & Employees of NSCAR, the NSCAR Charitable Foundation, NSCAR Housing American Families and members of their immediate families are not Eligible Grant recipients.

NSCAR HAF must receive ALL the following required documents via email to: cservice@nscar.net from the NSCAR REALTOR® or Affiliate member no later than thirty (30) days after closing escrow on the associated single-family dwelling in Solano County to qualify for a grant application review:

- 1. Hometown Heroes First-Time Buyers Grant Program Application/Certification including the Terms and Conditions (5 ages)**
- 2. A fully ratified Residential Purchase Agreement or corresponding Purchase Agreement; For example: mobile home PA, probate sale PA, new home sale PA**
- 3. Final Closing/Settlement Statement from Title**

PROGRAM ADMINISTRATION:

Applying to the Northern Solano County Association of REALTORS® (NSCAR) Housing American Families (HAF) Hometown Heroes First-Time Buyers Grant Program (Program) does not guarantee that you will receive a grant pursuant to the program. Grants will be awarded on a first-come, first-serve basis to qualified applicants who submit a completed and signed Hometown Heroes First-Time Home Buyer Grant Program Application/Certification and the required documentation no later than thirty (30) days after the close of escrow on the purchase of a single-family dwelling in Solano County. The Program will end November 01, 2021 or when all grant funds have been distributed.

NSCAR HAF makes no representation and disclaims any and all liability for any and all damages, injuries, claims, losses, or expenses arising out of or in any way related to the Program, administrative thereof, or disbursement of any funds, from any cause or causes, including but not limited to claims relating to the negligence, errors, omissions, and strict liability. Program Grants may be considered taxable income by federal and/or state taxing authorities. Please consult a tax professional for more information.

The Program is managed and interpreted by NSCAR HAF. NSCAR HAF reserves the right, at its discretion, to amend these Terms & Conditions, to deny granting any individual participant in the Program at any time without notice. The Program Administrator's decision to approve or deny a Program Application and/or submit a program Grant under the Program is final and will not be subject to appeal or review. NSCAR HAF and its respective Directors, Officers, employees, and agents will not be responsible or liable for any direct, indirect, incidental, or consequential damages, claims, actions, losses, liabilities, misappropriation arising out of or in any way related to the Program, costs or expenses arising in anyway whatsoever from the Program grant or any other eligible grant recipients receive under the program, and/or any delay in submitting a program grant.

Applicants understand and agree that NSCAR HAF may disclose to affiliates or other third parties any information you provide on your Program Application/Certification or any other documentation or information you submit in connection with the Program that is necessary to effectuate the provisions of the program or as required by law to be disclosed. Applying parties agree to indemnify, defend and hold harmless NSCAR HAF, its Charitable Foundation and its respective Directors, Officers, employees, and agents from any claim, action, damages, liabilities, losses, costs, and expenses including reasonable attorney's fees, arising out of or related to any third-party claim alleging the breach of any of your representations, warranties, or obligations hereunder, any documents you submit to NSCAR HAF, and/or these Terms and Conditions.

If you are selected as a Grant recipient, we will notify your agent of your eligibility and will submit the Grant to your agent for distribution/delivery. Recipients of the Grant under this Program may have tax consequences. Please consult your tax professional for more information. NSCAR HAF makes no representations and disclaims all liability regarding whether the funds you receive need to be disclosed to any third-party including a government agency.

DEFINITIONS:

“Program” means the Hometown Heroes First-Time Buyer \$1000.00 Grant program

“Eligible Grant Recipient” means any applicant who submits to NSCAR HAF a completed and fully signed application/certification form, the Residential Purchase Agreement, & the final Closing Statement from the title/escrow company that handled the closing not later than thirty (30) days after close of escrow for the purchase of a single family dwelling in Solano County.

“Program Grant” means the payment of \$1000.00 to an eligible Grant recipient

“First-Time Home Buyer” means an individual (including all co-buyers on the purchase agreement) who have no ownership interest in any real property in any location during the three (3) year period ending on the date of the individual’s signature on the Program Application/Certification.

“NSCAR REALTOR® OR Affiliate” means a current Realtor® or Affiliate member of the Northern Solano County Association of REALTORS®

“NSCAR HAF” means the Norther Solano County Association of REALTORS® Housing American Families 501 (c)(3) organization.

“Single Family Dwelling” means any single-family residence including a manufactured or mobile home, a single family residential unit in a condominium, cooperative, or planned unit development, a townhome, or a single family residential unit within a one to four family residence, you purchased in Solano County for which you are applying to receive a Program grant under the Program.

“Closing/Settlement Statement” means the final closing statement issued by the title/escrow company upon the closing of the escrow.

“Terms and Conditions” means these Program Terms and Conditions.

“you” and “your” refers to the home buyer applicant and the words “we”, “us”. And “our” mean the NSCAR HAF and/or NSCAR REALTORS®

I (we) acknowledge the I (we) have read these Terms and Conditions.

Buyer Signature

Date

Buyer Signature

Date

REALTOR®/Affiliate Signature

Date

**HOMETOWN HEROES
FIRST-TIME HOME BUYERS GRANT APPLICATION/CERTIFICATION**

Please EMAIL to: cservice@nscar.net

REALTOR® or Affiliate delivering Application/Certification for Buyer(s):

Name Phone #

Company Email
Company ADDRESS _____

HOME BUYER/ Applicant #1:

HOME BUYER/Applicant #2:

Name – please print

Name – please print

Phone #

Phone #

PLEASE CHECK: Police Firefighter Teacher Military Medical Personnel

SINGLE FAMILY DWELLING INFORMATION/PROPERTY:

Address City Zip

Title/Escrow Company Escrow # Date Closed

BUYER'S REALTOR:

Name Company Phone

Email

BUYER'S LENDER:

Name Company Phone #

Email

