



Dear Homebuyer Participants:

The City of Turlock currently owns single family dwelling properties which will be sold through the City of Turlock First Time Home Buyer program. Property location will be disclosed to participating applicants as the properties become available.

Each potential applicant must meet all First Time Home Buyer requirements specified in this package. Interested applicants must review and complete City Property First Time Home Buyer Lottery Entry Form that follow this letter. The only accepted method of submittal will be hand delivery to the Housing Program Services Division at 156 S. Broadway, Suite 140, Turlock, Ca 95380 during the hours of 8:00 a.m. and 5:00 p.m. Applications will be date stamped upon receipt.

Your application is not a commitment of sale, it is an opportunity to participate in a lottery for a purchase opportunity. All applicants will be entered into a random lottery that will determine placement on the interest list. Applicants will be notified of their placement via email. Screening of program eligibility will occur based on the lottery placement list.

All sections of the City Property First Time Home Buyer Lottery Entry Form must be fully completed, dated, signed, and submitted for consideration.

Below are important dates:

Lottery Entry Form Deadline: September 19, 2025 at 4:00 p.m.

Lottery Draw: September 24, 2025

Please contact the Housing Program Services Division at (209) 668-5610 with any additional questions. Office hours are Monday through Friday 8:00 a.m. to 5:00 p.m.





Application # _____
Date Received _____
Time Received _____
Received by _____

City Property: _____

First Time Home Buyer

Lottery Entry Form

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Household income must be at or below 80% of Stanislaus County's median income for the number of people in your household (Based on combined household gross income for all adults in the household before taxes and deductions). See the following income limits table.

The following HUD Part 5 definition regarding income will be applicable:

- Annual income is the gross amount of the income of all adult household members that is anticipated to be received during the coming 12-month period.
- Gross Amount is the income amount before any deductions have been taken.
- Household is defined as all the people who live in a housing unit, including family members and any unrelated individuals such as lodgers, foster children, wards, or employees who share the unit.

Number in Household	80% of Median Income for Stanislaus County
1	\$55,200
2	\$63,050
3	\$70,950
4	\$78,800
5	\$85,150
6	\$91,450
7	\$97,750
8	\$104,050

Provide the number of persons in your household: _____ Gross household income total: _____

Please answer all questions below:

- Are you a first-time home buyer? ☐ Yes ☐ No

Provide address of property: _____ and date of last day ownership held: _____

- Is your gross income below the median income based on the chart above? ☐ Yes ☐ No
- Do you have a primary lender pre-approval mortgage loan letter? ☐ Yes ☐ No
- Have you filed the last three (3) years of taxes? ☐ Yes ☐ No
- Can you provide three (3) months of bank statements? ☐ Yes ☐ No
- Do you have \$5,000 that has been in a bank account for at least three (3) months(seasoned) to contribute to the purchase? ☐ Yes ☐ No
- Are you able to provide documentation of U.S. Citizenship or permanent legal resident status? ☐ Yes ☐ No
- Will you be seeking assistance through the City's First Time Home Buyer program? ☐ Yes ☐ No
- Can you provide the First Time Home Buyer Housing Counseling Certificate from a HUD certified housing counseling agency within five (5) business days from date of lottery notification? ☐ Yes ☐ No

- Do you have good credit? ☐ **Yes** ☐ **No** (Note: if you have any of the following: outstanding collections, unpaid judgments, unpaid liens, or any other negative debt, you would mark **No**)

LOTTERY ENTRY FORM DISCLOSURES

Submission of this form does not guarantee eligibility or approval for any lottery-related benefits, housing or loan programs. Participation in this is voluntary and does not constitute an application for housing, financial assistance, or the First Time Home Buyer program. All information provided must be true and complete. False or misleading information may result in disqualification of lottery form submitted. If selected, additional documents will be required to determine First Time Home Buyer eligibility in accordance with funding program guidelines. Selection in the lottery process does not guarantee any form of housing placement, financial award, or loan approval.

ACKNOWLEDGMENT

- I/We certify under penalty of perjury that my/our application would not trigger any Conflict of Interest as per Federal, State, and/or City of Turlock regulations. I/We do not associate and/or are not related to any person whom is in a decision-making position with City of Turlock staff or elected official.
- I/We certify under penalty of perjury that all the information given on this application is true, complete, and correct to the best of my/our knowledge.

Applicant: _____ Applicant: _____

Date: _____ Date: _____

FTHB QUESTIONNAIRE

(As required by HUD)

- Are you currently renting? (YES / NO) Circle one
If yes, how much is your current monthly rent \$ _____
What _____% is it of your monthly income
- Number of bedrooms in your current rental ? _____
- What is the race/ethnicity of the Head of Household?
a. White
b. Black/African American
c. Asian
d. American Indian/Alaskan Native
e. Native Hawaiian/Other Pacific Islander
f. American Indian/Alaskan Native & White
g. Asian & White
h. Black/African American & White
i. American Indian/ Alaskan Native & Black/African American
j. Other (multi-racial)
k. Hispanic/Latino Ethnicity ____ Yes ____ No
____ Yes, Mexican/Chicano ____ Yes, Cuban
____ Yes, Puerto Rican
____ Yes, Other Hispanic/Latino: _____
- What is your household size?
_____ (number of persons)
- The Head of Household is: _____
a. Single/Non-Elderly----- (____ man/ ____ woman)
b. Elderly----- (____ man/ ____ woman)
c. Related/Single Parent-- (____ man/ ____ woman)
d. Related/Two Parents
e. Other
- Is the Head of Household Female? ____ Yes ____ No
- Over 62 years old? ____ Yes ____ No
- Are you or any other person residing in your house a veteran? ____ Yes ____ No
- Are you or any other person residing in your house disabled? ____ Yes ____ No
If so, Name _____ relationship to applicant

- Are there existing conditions in your rental considered to be hazardous to your health or safety? ____ Yes ____