



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 Buyers program. Property location will be disclosed to participating applicants as the properties become available.

Each potential applicant must meet all First Time Home Buyers requirements specified in this package. Interested applicants must review and complete City Property Interest form. The only accepted method of submittal will be hand delivery to the Housing Program Services staff at 156 S. Broadway, Suite 140, Turlock, Ca 95380 during the times of 8:00 a.m. to 5:00 p.m. Applications will be stamp dated upon receipt.

Your application is not a commitment of sale, it is an opportunity to be participate in a lottery for a purchase opportunity. All applicants will be entered in 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 that lottery placement list.

All sections of the City Property Lottery Entry form must be fully completed, dated, signed, and submitted for consideration.

Below are important Lottery dates:

**Lottery Entry Form Deadline: 9/19/2025 at 4:00 pm.**

**Lottery Draw 9/24/2025**

Please contact the Housing Program Service Division at 209 668-5610. If you have additional questions. Office hours are Monday through Friday from 8 a.m. and 5 pm.





Application # \_\_\_\_\_  
Date Received \_\_\_\_\_  
Time Received \_\_\_\_\_  
Received by \_\_\_\_\_

City Property: \_\_\_\_\_

**First Time Home Buyers**

**Lottery Entry Forms**

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

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Household income must be 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 deduction have been taken.
- Household is all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

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 members in your household: \_\_\_\_\_

Please answer all below question:

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

(Note: If you have held title to a property within the last three years, mark **No**.) Provide address of Property: \_\_\_\_\_ and date of last day held ownership: \_\_\_\_\_

- Is your gross income below the median Income based on the chart above? ☐ Yes ☐ No
- Do you have a Primary Lender preapproval mortgage loan letter? ☐ Yes ☐ No
- Have you filed last three years of taxes? ☐ Yes ☐ No
- Can you provide three (3) months of bank statements? ☐ Yes ☐ No
- Do you have \$5,000.00 that has been in a bank account for at least 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 Buyers Loan Program? ☐ **Yes** ☐ **No**
- Can you provide the First Time Home Buyers 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 First Time Home Buyers loan program. All information provided must be accurate 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 Buyers 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 knowledge.

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

Date: \_\_\_\_\_ Date: \_\_\_\_\_

## FTHB QUESTIONNAIRE

- 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)  
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 \_\_\_\_No