

Sisseton Wahpeton Oyate

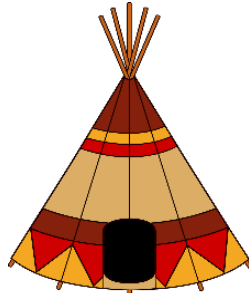
“Ti Opetunpi”

Homebuyers Program Policy

(revisions approved by SWO Tribal Council effective on 12/7/2021)

CRITERIA:

1. Homebuyers will not be eligible if they do not follow SWO Homebuyers Program criteria from start to finish. Potential first time homeowners have priority over current homeowners.
2. Applicant is only eligible for the Homebuyers Assistance Program or the District Home Program (through NAHASDA). Cannot utilize both programs on the same acquisition.
3. Must have the Purchase Agreement or Contract for Deed and description of the home/property on the application. Contract for Deed must be legally binding and proof of (seller) ownership must be submitted. Contract for Deed homes/properties cannot be purchased through the program more than once.
4. Contract for Deed homebuyer(s) will be required to provide 5 years of continuous work history including a credit report. Contract for Deed purchaser will also be responsible for providing a certified home inspection report to the Homebuyer’s Program.
5. Loan(s) must be through a financial institution.
6. Grant may be used for closing and down payment on homes purchased. Maximum 20% - up to \$10,000.
7. Funds can not be used for home repair, additions, or water/sewer lines.
8. Must be an enrolled member of the Sisseton Wahpeton Oyate.
9. Home(s) purchased must be within the Lake Traverse Reservation boundaries. Other areas included are: Browns Valley, MN; Wheaton, MN; Wilmot, Watertown, Waubay, SD; Hankinson & Lidgerwood, ND.
10. Homebuyers are not eligible if they have already purchased their home unless application was submitted before their closing date was held.
11. Homebuyers will not be eligible if interest rates are above industry standards (Predatory lenders).
12. Homebuyer must not relinquish a Mutual Self-Help home, unless to purchase a primary home.
13. Homebuyer must reside in the home for five (5) and provide residency documents to the Homebuyers program, five (5) years from the date of when closing/down payment assistance check was issued.



14. Homeowner can only use the program twice. Homeowner must have met the five (5) year residency requirement on previous home purchased in order to be eligible to utilize the program again.
15. Homebuyers who are building their own homes are allowed to utilize the funding to purchase materials for their construction (maximum 20% - up to \$10,000), vendor/supplier quotes and/or invoices must be submitted to the Homebuyer's Program. Payments will be made directly to the material vendors/suppliers. The Homebuyers Program will conduct a home inspection one year from the date of the first vendor check. If the home is not completed by the one (1) year anniversary date the tribal member will not be allowed to use the program a second time. No material returns are allowed.
16. Home will have to pass an inspection coordinated through the SWO Homebuyers Program before they will be approved for the grant. New construction will also need to be inspected to monitor progress.
17. Funds must be used to purchase a primary home; including:
 - a. Mobile or modular home (must pass a home inspection coordinated through the SWO Homebuyers Program);
 - b. A larger or smaller home (if prior home is sold and not used for rental income purposes);
 - c. Applicant cannot own more than one home at a time. Applicant must provide proof that their current home has been sold.
18. Required to attend a mandatory homebuyer's education class.
19. Tribal members who have been found or proven to fraudulently violated the SWO Homebuyers Program criteria will be prosecuted to the fullest extent of Tribal Law. Penal Codes; 26-36-01 Fraud, 26-54-02 Theft by deception.

The following organizations may also have down payment assistance funds available:

Homes are Possible, Inc. (Income Guidelines Apply)

318 S. Main St. Aberdeen, SD 57401

Phone: 605-225-4274

Fax: 605-226-4274

GROW SD (Income Guidelines Apply – Fee Land Only)

104 E. Ash St. Sisseton, SD 57262

Phone: 605-698-7654

Fax: 605-698-3038

Email: info@growsd.org

SWHA – Federal Home Loan Bank of Des Moines (Income Guidelines Apply)

SWHA – HIP Program (Income Guidelines Apply)

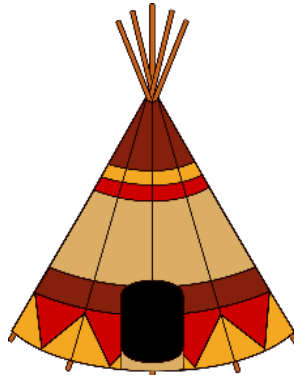
605 Lydia Goodsell St. Sisseton, SD 57262

Phone: 605-698-3901 ext. 21

Fax: 605-698-7504

Email: angeline@venturecomm.net

The Sisseton Wahpeton Oyate Homebuyers Program also has mortgage prequalification applications for the HUD 184 Program and USDA Rural Development.



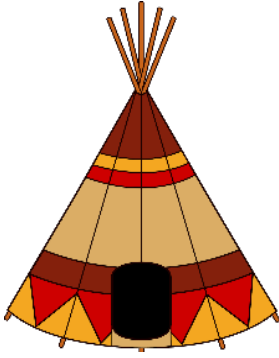
SWO Homebuyers Program
APPLICATION CHECKLIST:

- ___ Application - Page 1, Page 2, and Page 3 (Please fill out completely).
- ___ Homebuyer's Signature on Page 3.
- ___ Page 3, Part A – To be completed by Applicant. Please fill out completely including the closing agent's name and address.
- ___ Authorization for Release of Information Form.
- ___ Attach a copy of your Purchase Agreement or Contract for Deed. Contract for Deed must be legally binding. Purchase Agreement must be signed by seller and buyer.
- ___ Contract for Deed – Applicant will be required to provide the following items:
 - Five (5) years of continuous work history
 - Copy of current credit report
 - Copy of a certified home inspection report
 - Proof of seller(s) ownership
- ___ Copy of your SWO Tribal Enrollment.
- ___ Copies of Receipts (for new construction only).
- ___ Copy of your Homebuyers Education Class certificate.
- ___ Five (5) Year Residency Agreement

Applicant is required to attend a **mandatory** Homeownership Education class. Please call GROW SD at 698-7654 (dial *0 for receptionist) to schedule an appointment to schedule the homebuyers class.

The SWO Homebuyers Program is funded by the Sisseton Wahpeton Oyate and is a first come/first serve grant based on the availability of funds each fiscal year. ***Our program does not provide mortgage loans.***

Please return your completed application to Terri Larsen or Jermaine Eastman at the SWO Administration Building.



Sisseton Wahpeton Sioux Tribe

LAKE TRAVERSE RESERVATION

Homebuyers Program

PO Box 509

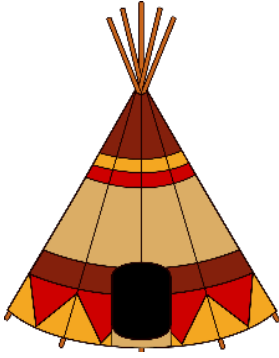
12554 BIA HWY 711

Agency Village, SD 57262-0509

Phone: (605) 698-3911

Applicant #1 Name	Address
City	State & Zip Code
Social Security Number	Date of Birth
Email	Home Phone
Cell Phone	Work Phone
Tribe Enrolled	District Enrolled
Marital Status	Veteran
Disabled	Gross Monthly Income

Applicant #2 or Spouse's Name	Address
City	State & Zip Code
Social Security Number	Date of Birth
Email	Home Phone
Cell Phone	Work Phone
Tribe Enrolled	District Enrolled
Marital Status	Veteran
Disabled	Gross Monthly Income



Sisseton Wahpeton Sioux Tribe

LAKE TRAVERSE RESERVATION

Homebuyers Program

PO Box 509

12554 BIA HWY 711

Agency Village, SD 57262-0509

Phone: (605) 698-3911

Name of Applicant(s):

Household Members:

Last Name	First Name	DOB	M/F	Tribe Enrolled	Relationship to Applicant(s)

Applicant #1 -

Employer: _____

Employer

Address: _____

Applicant #2 or Spouse's

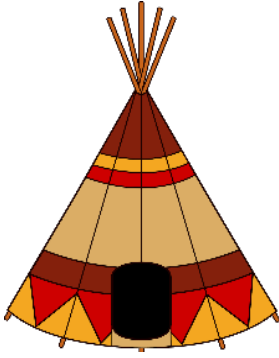
Employer: _____

Employer

Address: _____

Have you utilized the SWO Homebuyers Program down payment/closing cost assistance before?

Yes _____ No _____ If yes, what year? _____



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Phone: (605) 698-3911

Applicant(s) Name: _____

Tribal Enrollment Number (attach copy): _____

Physical address where home will be located:

Name & Number # of who to contact to set up the inspection:

Name & Address of financial institution (Lender): _____

Amount of Loan from financial institution: _____

Contract for Deed – Seller’s Name/Address (if applicable):

Name, Address, Phone # of closing agent: _____

Type of home purchasing? (circle one)	Are you purchasing a New or Existing Home?
Stick built Pre-Built Trailer	
Manufactured Governor	

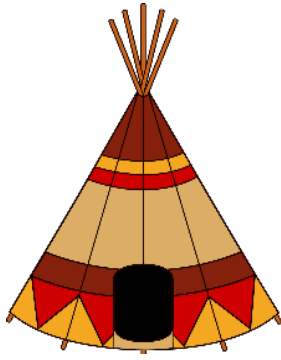
I/We, hereby, release SWO Homebuyers Program and/or Sisseton Waypeton Oyate from any related liability, now or in the future, in regards to the basic home inspection that the SWO Homebuyers Program conducts. I also certify that the information that I have furnished is true and accurate.

Applicant #1 - Signature

Date: _____

Applicant #2 - Signature

Date: _____



Sisseton Wahpeton Sioux Tribe

LAKE TRAVERSE RESERVATION

Homebuyers Program

PO Box 509

12554 BIA HWY 711

Agency Village, SD 57262-0509

Phone: (605) 698-3911

Authorization for Release of Information

Participant(s) Name: _____

Address: _____
Street Address City State Zip

Social Security Number: _____ Date of Birth: _____

Release and Signature

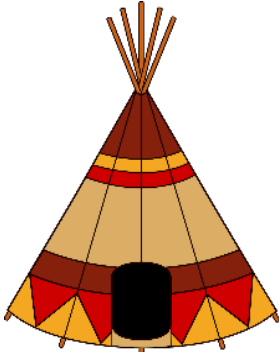
- I. I hereby authorize all appropriate agencies to release and exchange information with the Sisseton-Wahpeton Oyate Homebuyers Program.
- II. I understand the SWO Homebuyers Program is a partnering entity of T Yamni, the Sisseton-Wahpeton Oyate One-Stop Homeownership Program and agree this information be used for services offered by T Yamni.

Participant Consent: This consent for release of information remains in effect until services are no longer requested. This authorization is voluntary and remains in effect unless specifically revoked by written notice to the agency or person. Any information released prior to my written revocation of this authorization shall not be a breach of confidentiality. A photocopy of the release is as effective as the original.

Signature

Date

SWO Tribal Council Motion No. 31, dated June 2, 2010: "...to amend the SWO Homebuyers Down Payment Assistance Program to include a release that would allow the lender to notify the SWO Homebuyers Program if a program participant becomes thirty (30) days or more delinquent in their mortgage payments."



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LAKE TRAVERSE RESERVATION

Homebuyers Program

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Agency Village, SD 57262-0509

Phone: (605) 698-3911

Five (5) Year Residency Agreement

Date: _____

I/We, _____ hereby agree that I/We received down payment/closing cost assistance from the Homebuyers Program (the five years will start from the date of the check).

I/We hereby understand and agree to the following stipulations for the home/property located at

(Address of Home/Property Purchased)

1. To reside in the home/property for five (5) years. The five (5) year residency requirement commences from the date of the down payment/closing cost assistance check.
2. To notify the Homebuyers Program in **writing** if the five (5) year residency requirement will not be met.
3. Will provide written legal proof of residency to the Homebuyers Program at the conclusion of five (5) years from the date of the down payment/closing cost assistance check.

I/We, hereby understand and agree that if the above stipulations are not met that I/We are not eligible to utilize the Homebuyers Program a second time.

Signature

Date

Signature

Date