

NMCDC Pre-Application

Thanks for your interest in Community Land Trust homeownership!

Who is NMCDC?

We are a Missoula-based Community Land Trust that develops and stewards permanently affordable homes for people who otherwise would not be able to access homeownership. As the first community land trust established in the state of Montana, NMCDC has successfully developed and stewards over 70 permanently affordable homes and have served over 130 Missoula families.

What is a Community Land Trust?

A community land trust (CLT) is a nonprofit organization that holds land in trust for a community in order to provide lasting assets and shared equity homeownership opportunities for everyday neighbors.

NMCDC owns the land under the home to reduce the purchase price of the home. Homeowners sign a ground lease with NMCDC that enforces a resale restriction. This ensures that the home will remain affordable for generations to come! The homeowner will then leave with the equity paid towards your principal balance on your mortgage and a limited amount of unearned equity.

Submitting an Application

- Choose one of three options:
 - Email application to hannah@nmcddc.org
 - Mail application to NMCDC at 1500 Burns St. Missoula MT 59802
 - Drop off application to NMCDC at 1500 Burns St. Missoula MT 59802. (If dropped off after business hours, please use the black drop box to the left of the front door of the building.)

Questions?

Reach out to NMCDC Stewardship Coordinator, Hannah Kosel, at hannah@nmcddc.org and visit our website (www.nmcddc.org) to learn more about our work in the community!

Demographic Information

Primary Applicant

First name	Last name	Email address

Phone	Preferred communication method	Date of Birth
	<input type="checkbox"/> home <input type="checkbox"/> mobile <input type="checkbox"/> work <input type="checkbox"/> email	

Mailing address		Date moved to current address
City	State	Zip code

Gender	Do you identify as transgender?	Marital status	
<input type="checkbox"/> female <input type="checkbox"/> male <input type="checkbox"/> nonbinary <input type="checkbox"/> other	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> domestic partnership	<input type="checkbox"/> separated <input type="checkbox"/> divorced <input type="checkbox"/> widowed
Primary Language	Race(s)	Ethnicity	Indigeneity
		<input type="checkbox"/> hispanic <input type="checkbox"/> not hispanic <input type="checkbox"/> choose not to respond	<input type="checkbox"/> indigenous <input type="checkbox"/> non - indigenous

Education	
<input type="checkbox"/> Less than high school <input type="checkbox"/> High School or equivalent <input type="checkbox"/> Vocational school certification	<input type="checkbox"/> Associate's degree <input type="checkbox"/> Bachelor's degree <input type="checkbox"/> Graduate degree

Income

To qualify for the purchase of a home, your household income must not exceed 120% of the area median income, listed below.

*We know that circumstances change and will plan to have a variety of housing options available in the future. Please reach out to get added to our interest list even if you currently don't qualify for our open homes!

% area median income	Household of 1	Household of 2	Household of 3
120	\$68,640	\$78,360	\$88,200

A household is defined as the people who live in the same home and share expenses or intend to occupy the home together. Please list your household members in the table below.

Household member name	Relationship to primary applicant	Gross Annual Income
	<input type="checkbox"/> self <input type="checkbox"/> spouse <input type="checkbox"/> domestic partner <input type="checkbox"/> dependent <input type="checkbox"/> caregiver	
	<input type="checkbox"/> self <input type="checkbox"/> spouse <input type="checkbox"/> domestic partner <input type="checkbox"/> dependent <input type="checkbox"/> caregiver	
	<input type="checkbox"/> self <input type="checkbox"/> spouse <input type="checkbox"/> domestic partner <input type="checkbox"/> dependent <input type="checkbox"/> caregiver	
	<input type="checkbox"/> self <input type="checkbox"/> spouse <input type="checkbox"/> domestic partner <input type="checkbox"/> dependent <input type="checkbox"/> caregiver	

Cash, Savings, and Investments

Household	Current Balance
Checking account(s)	
Savings account(s)	
Cash	
CDs	
Securities (stocks, bonds, etc)	
Retirement account(s)	
Real estate	
Other liquid funds	
TOTAL:	
Are you about to receive additional funds (e.g. tax return, property sale, etc)?	Yes or No (circle one) If yes, explain:

Debt, Liabilities, and Expenses

Household	Monthly Payment	Unpaid Balance	Months left to pay
Auto Loan			
Student Loan Debt			
Medical Debt			
Child Support			
Credit Cards			
Other			
Other			
Other			
TOTAL:			

Current Housing

Which of the following best describes your current living situation?

- ☐ I rent my home in Missoula.
- ☐ I rent my home outside of Missoula.
- ☐ I own a mobile home on rented land in Missoula.
- ☐ I own a mobile home on rented land outside of Missoula.
- ☐ I own my home in Missoula.
- ☐ I own my home outside of Missoula.
- ☐ I am currently houseless or staying with friends or family in Missoula.
- ☐ I am currently experiencing homelessness or staying with friends or family outside of Missoula.

Does your household currently own any residential property?

**It is a requirement that at the time of purchase no other residential real estate is owned. If you select yes, you will need to sell the property before purchase of a CLT home.*

- ☐ yes
Please explain: _____
- ☐ no

Does your household intend to live in the home as a primary residence?	Does your household have accessibility needs that require an ADA compliant home?
<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

I certify that all above and following information provided in this application is true and accurate to the best of my knowledge and that I have included my pre-qualification letter from a lender with this application.

Printed Name

Signature

Printed Name (co-applicant, if applicable)

Signature (co-applicant, if applicable)