

FREQUENTLY ASKED QUESTIONS

REHAB LOANS:

Who can apply a rehab loan?

The property must be owner occupied and you must meet the income guidelines determined by HUD.

What type of repairs can I do on my house?

Our loans address health and building code violations, weatherization, handicapped access and lead paint removal.

Will I have to pay back this loan?

All loans provided by the Waltham Housing Department are interest free, have no monthly payments, and are payable upon sale or transfer of the property.

My property is in a Trust. Can I apply for a Rehab Loan?

If you are the Sole Trustee you can apply.

I need a contractor, Can you recommend one for me?

The Housing Department cannot recommend contractors. We can provide a list of contractors who have provided us with proof of insurance.

DOWN PAYMENT ASSISTANCE:

Who can apply for a downpayment assistance loan:

You can apply for a Down Payment Assistance loan if you complete a Certified Homebuyer Counseling Course and meet the Income Guidelines.

Do I have to buy a home in Waltham with this loan?

Yes you do.

Can you help me find a house?

We do not assist individuals in finding houses. Please contact the local realtors in the area for this type of assistance.

How do I pay back my loan?

Loans are deferred, interest free, payable on sale or transfer of the property. There are no monthly payments.

The house I want to buy has lead paint, can I still buy it?

Yes, you can buy it, however you cannot occupy a property with lead paint until it has been abated. The property must be compliant with Federal Title X Lead Paint Regulations. Lead abatement grants are available to Down Payment Assistance Clients.

GENERAL QUESTIONS:

I need Section 8 or Low Income Family Housing. Can you send me an application?

We do not oversee these programs. Please contact the Waltham Housing Authority on 110 Pond Street at 781-894-3357.

I need Low Income Senior Citizen Housing.

Please contact the following:

Waltham Housing Authority: 781-894-3357

St. Mary's Housing: 781-894-9588

Francis Cabot Lowell Mill: 781-891-4108

Where can I find information on the Homestead Act?

Go to www.mass.gov and type in Homestead. If you do not have Internet access we will be happy to mail you some information.

Where can I find help with a Landlord/Tenant dispute?

Go to www.mass.gov and type in Landlord or Tenant rights. If you do not have Internet access we will be happy to mail you some information.