

# DPA

## Homeowner Performance Agreement

### PERFORMANCE AGREEMENT

#### PRIMARY RESIDENCE

The property owner must use property purchased with the assistance of the Waltham Downpayment Assistance Program as his or her **Primary Residence**. The Waltham Housing Department will enforce this requirement through annual monitoring of properties purchased through the Downpayment Assistance Program.

#### NON-DISPLACEMENT POLICY

The Waltham Housing Department **will not** provide HOME funds for downpayment assistance towards the purchase of any property if any existing tenant(s) will be displaced upon change of ownership. This policy expressly applies to single-family homes and condominiums that are occupied by tenants at the time of purchase, as well as to multi-unit structures.

#### Lead Paint Policy

The Waltham Housing Department **will not** provide HOME funds for downpayment assistance towards the purchase of any property if the property is not in compliance with Federal Lead Paint Regulations.

#### Housing Rehabilitation Loan Policy

The City of Waltham Housing Rehab Loan program funding may be available to income qualified applicants **one year** from closing on a Down Payment Assistance Loan.

#### HQS Standards

The Waltham Housing Department **will not** provide HOME funds for downpayment assistance towards the purchase of any property if the property is not in compliance with Federal Housing Quality Standards.

#### Tenant Incomes and Rent Limitations

If downpayment assistance is provided for the purchase of two, three or four-family buildings with rental units, the property owner **must** agree to abide by HOME regulations concerning rents, tenant incomes and tenant protections, as described in 24CFR92.252 and 24CFR92.253.

I/We understand and agree to abide by all rules and regulations of the HOME Program as a condition to participate in and receive funding from the Waltham Downpayment Assistance Program.

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Applicant Signature

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Co-Applicant Signature