



Universal Access Grant

In order for us to consider your application, we will need you to submit the following items:

- Completed and signed application form.**
- Attach proof of your income status. (Submit a copy of your previous year's income tax return or an income verification statement from a local social service agency or lending institution.)**
- Attach proof of your disability status.**
- All offers to purchase, loan pre-approval or any other relevant documents. (The purchase must be for a factory-built home.)**
- Please sign the enclosed authorizations for release of information and for authorization to use your name, photo and testimonials for possible press releases.**

If any of the requested items are not submitted, the entire application will be returned for completion. Any questions or concerns regarding this application process can be directed to:

**Amy Bliss
Tomorrow's Home Foundation
301 N Broom St., Suite 101
Madison, WI 53703**

Phone (608) 255-1088 Fax (608) 255-5595



Criteria for the Universal Access Grant

1. The Universal Access Grant is designed for homebuyers with disabilities or who have disabled family members residing in their households. The grant can be used to cover downpayment, closing costs, and home modifications for accessibility. The grant is for the purchase of a single-family, primary residence.
2. The applicant's household must be at or below 100% of the County Median Income. Grant amounts may be reduced based on availability of funds.
 - a. If at 100% and has a qualifying disability—maximum grant up to \$1000.00
 - b. If at 80% and has a qualifying disability—maximum grant up to \$2000.00
 - c. If at 60% and has a qualifying disability—maximum grant up to \$2500.00
3. Eligible borrowers include those with a disability as defined in the Americans with Disabilities Act of 1990 or those with a handicap as defined in the Fair Housing Amendments Act of 1988. This can be defined as a physical or mental impairment that results in substantial or functional limitation in one or more of the following areas of major life activities:

self-care	self-direction
receptive and expressive language	capacity for independent living
learning	economic self-sufficiency
mobility	
4. Applicant must qualify to obtain a home mortgage from a lending institution or other entity such as United States Department of Agriculture Rural Development, WHEDA, or any other financial institution such as a bank, savings and loan, or credit union.
5. The home purchased shall be a manufactured home constructed to the HUD or UDC code. The purchase must be from a Wisconsin Housing Alliance member in good standing.
6. The Universal Access Grant is structured as a two-year forgivable loan. The home-owner must occupy the home for a minimum of two years after the funds are distributed. If ownership changes prior to the end of the two-year period, the funds must be repaid on a pro-rated basis to the Tomorrow's Home Foundation. (See page 5 of the application packet.)
7. The appraised home/land value shall not exceed \$125,000 except in Dane, Kenosha, Milwaukee, Ozaukee, Pierce, St. Croix, Washington, and Waukesha counties. These eight counties listed may have a maximum appraised value up to \$150,000.
8. All funding is based on availability and is awarded on a first come, first served basis. All applications are subject to review. Grant awards are at the sole discretion of the Tomorrow's Home Foundation and may be rejected for any reason.
9. The value of the home must be a minimum of \$12,500.
10. The grant given cannot exceed 10% of the purchase price of the home
11. If the home is not new, a \$100 inspection/appraisal fee will be charged to the retail center selling the home.



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Authorization for Release of Information

To Whom It May Concern:

As evidenced by my/our signature, I/we hereby authorize Tomorrow's Home Foundation, Inc. to obtain verification of any and all information necessary for this application regarding my/our: pension, social security, or any other benefits received, and for some program funding, information regarding my/our: credit history, property ownership, mortgage standing, assets, gas and electric utility usage and billing information.

Furthermore, I/we authorize the release of such information at the request of Tomorrow's Home Foundation, Inc.

I/we understand that this information will be kept confidential by Tomorrow's Home Foundation, Inc., and will be used solely for the purpose of determining eligibility for participation in grant and loan programs.

Applicant's Signature

Co-Applicant's Signature

Social Security Number

Social Security Number

Pension # if Applicable

Today's Date



Universal Access Grant Application

Applicant's Name _____ Date of Birth _____

Address _____ City, State, Zip _____

County _____ Phone Number _____

Other Household members: _____ Date of Birth _____

Occupation: _____

Home

Name/Address of Home Retailer _____

Age of home _____ Size of home _____ Approx. value of home _____

Approx. value of land if applicable _____

Income

Annual Household Income _____ Source(s) of Income _____

Request for Assistance

What type of assistance are you requesting?

Amount being requested?

Do you have any other source of funding for this request? _____

If so, what are your sources and when are they available? _____

Loan Information

Name & Address of mortgage lender:

Amount of Loan: \$ _____ Personal Down-payment/Equity: \$ _____

Authorization For Use of Name, Photo and Testimonials

I authorize the Tomorrow's Home Foundation, Inc. to use my name, my photo, and to quote testimonials regarding my participation in the Universal Access Grant. I understand that the Tomorrow's Home Foundation will keep all financial disclosures and social security numbers confidential.

Program Participant Signature

Date

Please offer a brief description of your need for accessible housing and list the home modifications that are required in order to accommodate your disability. (Example: Wider doorways, ramps, bathroom grab bars, extra secured flooring, etc.)

Universal Access Grant – Repayment Agreement

The Universal Access Grant is structured as a forgivable loan. If the applicant retains ownership of the property for a two-year period, the loan is forgiven and no repayment is required. If the applicant chooses to sell the property prior to the two-year anniversary date of the grant, a pro-rated re-payment of the loan must be made to the Tomorrow’s Home Foundation.

Agreement:

I agree to accept \$_____ from the Tomorrow’s Home Foundation Universal Access Grant. I understand that this is a forgivable loan grant program and that after two-years the loan is forgiven. I also understand that if I choose to sell the property prior to the loan being forgiven, this loan shall be repaid to the Tomorrow’s Home Foundation on a pro-rated basis.

Home-buyer Signature_____

Date_____

Co-Applicant Signature_____

Date_____

Amy Bliss, Executive Director, Tomorrow’s Home Foundation

Date_____