

## **Thrive Home Builders Affordable Elements Collection**

Thank you for your interest in Thrive Home Builders Elements Collection. The Elements Collection offers both 2 and 3-bedroom floor plans with 2- car attached garages. Not only are these homes ENERGY STAR and Indoor airPLUS Certified but they also include Solar Panels, a Navien Tankless Water Heater, and an Active Radon System. Built with Thrive's Advanced Building System which includes double 2x4 wall construction and 14 inch raised heel roof trusses, improving the overall energy efficiency of your home.

### **Income Verification Process**

This collection is subject to the Denver Inclusionary Housing guidelines. Purchasers must meet the minimum income and cannot exceed the maximum allowed income limits listed below:

1 Person Household:	\$32,500 - \$52,000
2 Person Household:	\$37,150 - \$59,400
3 Person Household:	\$41,800 - \$66,850
4 Person Household:	\$46,400 - \$74,250
5 Person Household:	\$50,150 - \$80,200
6 Person Household:	\$53,850 - \$86,150

You must also demonstrate that your new housing payment (a combination of the mortgage, interest, taxes, insurance, and HOA dues) will **not exceed 35%** of your total household monthly gross income.

### **Loan Qualification Process – Thrive Home Builders Preferred Lenders\*:**

SWBC Mortgage Corporation- Matthew Tenney, Loan Officer

2340 Dayton Street | Aurora, CO 80010

Cell: 303.709.7501 | Office: 303.963.9090 | Fax: 866.927.8340

[matt.tenney@swbc.com](mailto:matt.tenney@swbc.com)

[www.swbcmortgage.com/Matt-Tenney](http://www.swbcmortgage.com/Matt-Tenney) (Apply Online)

On Q Financial - Tim Hickey, Senior Mortgage Consultant

303 University Boulevard | Denver, CO 80206

Cell: 303.669.4087 | Direct: 303.800.7701

[tim.hickey@onqfinancial.com](mailto:tim.hickey@onqfinancial.com)

[www.onqtim.com](http://www.onqtim.com) (Apply Online)

*\*If you use one of our preferred lenders, we require only \$3,000 for the Earnest Money Deposit (usually \$6,000).*

**Homeowners' Association Information – Total Dues \$204 (\$24+\$180)**

**Stapleton Master Community Association - Monthly Dues \$24.00**

7350 E. 29<sup>th</sup> Avenue Denver, CO 80238 | Main 303-388-0724 |  
website: [www.StapletonCommunity.com](http://www.StapletonCommunity.com)

Master Community Association Responsibilities:

- MCA maintains all Landscaping Located within Stapleton Community Parks and Right of Way
- MCA maintains the Amphitheaters, Plazas, Water Features, and Fire Pits located within Stapleton Town Centers
- MCA maintains snow removal operations on sidewalks adjacent to Stapleton community
- MCA manages the storm water structures that exist within Stapleton including; East West Greenway, Westerly Creek, Filings 18, Northfield and USPS ponds.
- MCA manages all residential alleys throughout Stapleton

**Sub Association - Monthly Dues \$180.00**

Boulevard One LLC.  
Po Box 16303 | Denver, CO 80216 | Main: 720-255-2990  
Email: [info@harmonymanagement.biz](mailto:info@harmonymanagement.biz)  
Website: [www.harmonymanagement.biz](http://www.harmonymanagement.biz)

Sub-Association Responsibilities:

- Exterior Insurance
- Landscaping Maintenance
- Snow Removal
- Exterior Building Maintenance

\* Trash Removal is part of Denver Taxes

**Model/Sales Office**

5501 Central Park Blvd.  
303-707-4410

Monday – Tuesday: Sales office closed  
Wednesday - Saturday: 10-6  
Sunday: 11-5

**Community Sales Team:** Stephanie Nobbs [snobbs@thrivehomebuilders.com](mailto:snobbs@thrivehomebuilders.com)  
Kevin Rodriguez [krodriguez@thrivehomebuilders.com](mailto:krodriguez@thrivehomebuilders.com)

## The steps to buying your new affordable home are:

### 1. Contact a mortgage lender and request a pre-approval letter.

This pre-approval letter should include the price of the home you are interested in. Your lender must also verify that you will not be spending more than 35% of your total monthly income on your new housing payment - a combination of the mortgage & interest, taxes (~1.1%), H06 insurance (~\$35/mo), and HOA\* dues (\$204/mo)

### 2. Contract on your Thrive home!

Your earnest deposit of \$6000 will be due at the time of contract (\$3000 if you use a preferred lender.) Sometimes we no longer have homes in the current phase to contract on. If this is the case, you will be added to the interest list and will contract on a home in the next release. Your earnest deposit will be due at contract, not at the time you are added to the interest list.

### 3. Take the housing counseling class

Completion of a housing counseling class is a requirement of the affordable program. You may select any certified provider of this training based on its location and convenience to your home or work. Any HUD approved housing counseling agency is acceptable. This class may be taken prior to going under contract with Thrive. Please follow the below link to find a class that works for you.

Visit [www.chfainfo.com](http://www.chfainfo.com)

- click **Homebuyer Education**, under Homeownership on left
- *on the next page, choose **click here for in-person schedule** under In-Person Homebuyer Education Class Schedule.*

### 4. Request your Tax Transcripts for last TWO years.

These are a requirement and are different than your w2's and tax returns. Requesting this ASAP will save you a lot of time during your application review. You will need a credit card (not debit card) to verify your identity. If you cannot access online, you may call the IRS at 1-800-829-1040 and request your transcripts. Please do not provide State Tax Returns.

Visit <http://www.irs.gov/Individuals/Get-Transcript>

- click **Get Transcripts Online**

➤ click **Create Account** and follow prompts

## **5. Apply to Denver OED for your Income Verification & Eligibility within 14 days after writing your contract with Thrive**

To become eligible to purchase an affordable unit in Denver, you must submit a complete Income Verification & Eligibility Form. Each household member, over the age of 15 years, must provide the following information and documents, as applicable. If you currently own a home, you must sell it prior to closing on your new affordable home. You will get directions for this at the time of your contract.

- An executed sales contract
- A pre-approval letter from a mortgage lender
- Last 2 years of federal income tax TRANSCRIPTS
  - Please request these immediately at <https://www.irs.gov/individuals/get-transcript>
- Most recent 2 months of paystubs
- Most recent 2 months of bank statements
- Most recent 2 months of asset statements  
(assets cannot exceed 1.5 times the purchase price of your home)
- Divorce Decree, Separation Agreement, Child Support Orders
- Award letter if receiving unemployment, pensions, disability, etc.
- Gift letter, if applicable.  
(Gift funds cannot exceed 20% of purchase price of home.)
- Housing Counseling class certificate