



Whitecap Dakota First Nation

First Time Homeownership Program Guidelines

Program Outline: Chief Whitecap Elementary School in Stonebridge was built in partnership with Saskatoon Public School Division. It includes the history of our Nation and a cultural room, along with Dakota language programming. To enable urban children to attend Chief Whitecap School, we have created a Home Ownership Program targeted at first time home buyers who qualify for a mortgage from a recognized financial institution and have a 5% equity contribution.

Whitecap Dakota First Nation First Time Pilot Homeownership Program (the “Program”) will provide a forgivable grant of \$25,000.00 to band members looking to purchase their first home in the Stonebridge neighborhood of Saskatoon. (***Whitecap Dakota First Nation First Time Homeownership Program grants are based on first-come-first-served basis, for 2 units in the first year, providing the applicant meets the Program criteria*)

1.0 Applicant Criteria:

- 1.1 Applicants must be members of the Whitecap Dakota First Nation.
- 1.2 Applicants must be 18 years or older.
- 1.3 The property subject to the Program must be located in the neighborhood of Stonebridge, a neighborhood in the City of Saskatoon.
- 1.4 Preference given to applicants who have dependents attending the Chief Whitecap School in Stonebridge or have dependents attending high school.
- 1.5 The Program is limited to first-time homebuyers only.

2.0 Policies:

- 2.1 Applicants must be in good financial standing with the Whitecap Dakota First Nation.
- 2.2 Proof of child enrollment in the Chief Whitecap School/high school (must be provided with the application, if applicable).
- 2.3 All building forms are eligible including single, semi-detached, row housing, apartment structures, and other forms of multiple dwellings. [NTD: what about newly constructed homes with new home warranty?]
- 2.4 Homes located on leased or rented lands are not eligible.
- 2.5 New home construction mortgages are not eligible.
- 2.6 The conditions of sale must include Program approval from Whitecap Dakota First Nation.
- 2.7 The property must be the principal residence of the applicant.
- 2.8 The applicant must qualify for a residential mortgage of the property they wish to purchase. Written confirmation of mortgage pre-approval must accompany the application documents. This Program will not apply to commercial or industrial mortgages.
- 2.9 The applicant must provide the household composition (i.e. people that will be residing there and if they will be contributing to the mortgage).
- 2.10 If approved, Whitecap Dakota First Nation will register the loan as an interest on the title of the subject property.
- 2.11 The property must be free of any liens, caveats, or other interests.
- 2.12 The property must be insurable.

3.0 Loan Criteria:

- 3.1** A forgivable loan of up to \$25,000.00 will be advanced to the applicant and will not require repayment if the applicant lives in the house for five (5) years and has not defaulted on the mortgage in any way.
- 3.2** The Whitecap Dakota First Nation may, if the loan is forgiven or discharged, remove the interest from the title.
- 3.3** If the property is sold before or prior to the five (5) year term, any amounts owing to Whitecap Dakota First Nation shall be paid to Whitecap Dakota First Nation.-Whitecap Dakota First Nation must be informed of the sale prior to the property being listed.
- 3.4** The applicant covenants to keep the property in good repair and insured against loss with Whitecap Dakota First Nation listed as second loss payee, keep the title to the property in the applicant's name and continue to occupy it, pay the property taxes and comply with all of the terms and conditions of the Program.
- 3.5** The applicant covenants to keep the property insured against loss with Whitecap Dakota First Nation listed as second loss payee. The applicant will provide annual proof of insurance and the status of Whitecap Dakota First Nation as a second loss payee.
- 3.6** The applicant must not have income tax arrears with the Canada Revenue Agency.
- 3.7** As part of the approval of the loan, the applicant may be requested to attend an educational workshop on basic home maintenance and financial budgeting.

4.0 Advancement of Funds:

- 4.1** If the applicant is approved for a loan pursuant to the Program, Whitecap Dakota First Nation will provide the applicant with a conditional approval letter (CAL). An accepted offer on a home must occur within one hundred and twenty (120) days of Whitecap Dakota First Nation issuing the CAL.
- 4.2** If Whitecap Dakota First Nation accepts the applicants offer on a home, the applicant must sign a loan agreement and provide Whitecap Dakota First Nation with the contact information of their lawyer. Whitecap Dakota First Nation will provide instructions to advance the funds to the lawyer's trust account where the final mortgage proceeds will be held and dispensed to the vendor of the property upon closure of the sale.
- 4.3** Prior to funds being released, Whitecap Dakota First Nation will require the following:
 - a) Signed copy of the Home Purchase Agreement satisfying all conditions including first mortgage financing;
 - b) Signed promissory note
 - c) Signed statutory declaration
 - d) Confirmation of property insurance; and
 - e) Copy of certificate of title.

4.4 Terms of Forgiveness

As part of the Program, the loan will be provided in the form of a loan agreement, which will be completely forgiven upon the applicant successfully fulfilling the conditions of the Program for a period of five (5) years. The applicant as well as any co-signer(s) will be required to agree to the terms and conditions of the Program. Pursuant to the Program, the applicant as well as any

cosigner(s) will be required to sign a promissory note and statutory declaration based on the following terms:

Promissory Note

The applicant and any cosigner(s) will be required to execute a promissory note, a legally enforceable promise, to repay the full value of the loan contribution if the terms of the Program are not met for a period of five (5) years.

Statutory Declaration

The applicant and any cosigner(s) will be required to execute a statutory declaration swearing that all information provided as part of the application to the Program is true and accurate.

Default

A default under the terms and conditions of the Program will require the applicant and any cosigner(s) to repay the contribution in full. The following instances that may trigger a default of the terms and conditions of the Program include, but are not limited to, the following:

- a) the applicant sells the property;
- b) the applicant ceases to occupy the property as their primary residence;
- c) WDFN determines that any portion of the loan was not used for its intended purpose as described by the loan agreement and the terms and conditions of the Program;
- d) the applicant and/or cosigner(s) default on the first mortgage and the financial institution proceeds with foreclosure or power of sale; or
- e) the applicant and/or cosigner(s) misrepresent themselves or the information disclosed in the application or they fail to provide the necessary information required by WDFN.

Application package must include:

- Application form;
- Mortgage pre-approval from a certified mortgage lender