

MaineHousing
Affordable Housing Preservation Certification



MaineHousing must certify to Maine Revenue Services the transfers of multifamily affordable housing property that qualify for the deduction under Title 36, section 5122, subsection 2, paragraph W or Title 36, section 5200-A, subsection 2, paragraph Q. The seller and the buyer must complete this form and return to MaineHousing, attention Asset Management 10 days prior the scheduled transfer of the property.

PART I

To be completed by **TRANSFEROR** (all sellers)

I/we are the owner of _____ (property) located in _____, Maine and certify that this property is a "multifamily affordable housing property" meaning a decent, safe and sanitary dwelling, apartment building, or other living accommodation that includes at least 6 units, that meets at least one of the following affordability restrictions and for which those affordability restrictions, as applicable, **expire in 10 years or less from the date of the sale or transfer of the property** (check all that apply):

- At least 20% of the units have restricted rents affordable to households earning no more than 80% of the area median income as determined by the United States Department of Housing and Urban Development;
- The property is assisted by the United States Department of Housing and Urban Development, the United States Department of Agriculture or the Maine State Housing Authority; or
- The property qualifies for low-income housing credits under the United States Internal Revenue Code of 1986, Section 42.

Seller Name: _____ Title: _____ Signature: _____ Date: _____
Print

Seller Name: _____ Title: _____ Signature: _____ Date: _____

Seller Name: _____ Title: _____ Signature: _____ Date: _____

PART II

To be completed by **TRANSFeree** (all buyers)

By signing this certification the transferee certifies to the following (check all that apply):

- The transferee will maintain the property as multifamily affordable housing property for an additional 30 years from the scheduled expiration;
- If the existing federal, state or other assistance is not available to maintain the property as multifamily affordable housing property, the transferee agrees to ensure that 1/2 of the units will be affordable to persons at 60% of the area median income as determined by the United States Department of Housing and Urban Development for 30 years from the expiration of the then-existing affordability restrictions; or
- The transferee has agreed to an alternative affordability agreement approved by the Maine State Housing Authority.

The affordability restrictions that apply under this paragraph must be contained in a declaration signed by the transferee and recorded in the appropriate registry of deeds at the time of the sale or transfer (attach a copy).

Buyer: _____ Title: _____ Signature: _____ Date: _____

Buyer: _____ Title: _____ Signature: _____ Date: _____

Buyer: _____ Title: _____ Signature: _____ Date: _____

Part III

To be completed by the **HOUSING PROGRAM OFFICIAL**

To the best of my knowledge and belief this property transfer meets all of the applicable requirements identified in Parts I & II above.

Name: _____ Title: _____ Signature: _____ Date: _____
Print

Housing Agency: _____ Address: _____
(HUD, RD, Municipal etc.)