



**Your home is subject to an Affordable Housing Restriction under Chapter 40B.**  
CHAPA (Citizens' Housing & Planning Association) is your Monitoring Agent.  
*Here are some important things to keep in mind while owning this home:*



### Principal Residence

- You must occupy the home as your primary residence.



### Transfer

- Transfer of the home to a trust is generally prohibited.
- If you are considering adding or removing a household member as a co-signer to the deed, or ownership is affected by the death of an owner, a new deed must be prepared for CHAPA's review prior to recording.



### Resale

- If you plan to sell your home, you must notify CHAPA.
- Your home will remain affordable and be sold at a price that is affordable to a new income-eligible buyer (the "Maximum Resale Price"). The Maximum Resale Price will be calculated by your Monitoring Agent as defined in your Affordable Housing Restriction.
- CHAPA will help coordinate the advertising and eligible-buyer selection process.
- You pay a small fee, 2.5% or less of the Maximum Resale Price, to CHAPA at the time of sale.



### Capital Improvements

- You may make any desired improvements to your home. However, only Capital Improvements that are necessary maintenance can be considered in the calculation of the Maximum Resale Price.
- Examples include: new roof, appliance replacement, heating or plumbing work, adding air conditioning or solar panels, or other work needed to maintain the condition of the home and its marketability.
- Homeowners must request approval of Capital Improvements. If you are considering solar panels, you must contact us prior to signing any agreements, leases, loans, or installation.



### Refinancing

- You may refinance or take out a second mortgage, including to take our equity in your home
- CHAPA must approve any refinances or second mortgages.
- Total mortgage balance cannot exceed 97% of your current Maximum Resale Price.
- All interest rates must be fixed; Home Equity Lines of Credit are generally not permitted

**Contact CHAPA with any questions about your 40B home. We're here to help. You can find full policies and more information on our website:**

<https://www.chapa.org/chapter-40b-monitoring>

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