



West Moberly First Nations (WMFN) Housing Programs Comparison

Section	Nation Owned Rental	Rent-to-Own	Nation Administered Mortgage	Nation Secured Mortgage	Member Owned Home
General Program Description	<ul style="list-style-type: none"> Units owned by WMFN Rentals only 	<ul style="list-style-type: none"> WMFN builds unit with external mortgage Rentals until external mortgage is discharged and all criteria met Current Tenant has Option to Purchase for 12 months after mortgage discharge. Eligible for Certificate of Custom Holding If Option to Purchase not exercised, unit reverts to Nation Owned Rental 	<ul style="list-style-type: none"> WMFN enters mortgage with external lender WMFN becomes mortgage lender for Member When mortgage is discharged and all criteria is met, Member is eligible for Certificate of Custom Holding 	<ul style="list-style-type: none"> Member enters mortgage with external lender WMFN provides MLG to secure mortgage When mortgage is discharged from external lender, Member is eligible for Certificate of Custom Holding 	<ul style="list-style-type: none"> No mortgage required to build OR mortgage has been discharged from another program. Member is eligible for a Certificate of Custom Holding
Administration of this Policy	-----Same for all-----				
Eligibility	<ul style="list-style-type: none"> Standard policy Rental language Eligible for non-Member with Dependent Child member (60% residency) 	<ul style="list-style-type: none"> Standard Policy Rental language Eligible for non-Member with Dependent Child member (60% residency) (non-Member not eligible for Option to Purchase) 	<ul style="list-style-type: none"> Standard Policy Mortgage language Written confirmation of inability to qualify for NSM Purchase of existing unit requirements 	<ul style="list-style-type: none"> Standard Policy Must qualify for external lender mortgage Purchase of existing unit requirements 	<ul style="list-style-type: none"> Standard Policy Must NOT require financing
Application Procedures	<ul style="list-style-type: none"> Standard 	<ul style="list-style-type: none"> Standard 	<ul style="list-style-type: none"> Standard 	<ul style="list-style-type: none"> Specifies Application for Ministerial Loan Guarantee 	<ul style="list-style-type: none"> Application is for a Lot only

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Allocation of Residential Units	<ul style="list-style-type: none"> Standard Policy Non-WMFN custodial parents eligible as last priority Primary residence only Re-allocation following end of tenancy WMFN responsibility 	<ul style="list-style-type: none"> Standard Policy Non-WMFN custodial parents eligible as last priority (not eligible for Option to Purchase) Primary residence only Re-allocation following end of tenancy is Family for 60 days then WMFN 	<ul style="list-style-type: none"> Standard Policy Does NOT stipulate only one unit at a time but those that own another unit on or off reserve are last on priority list 	<ul style="list-style-type: none"> Standard Policy Does NOT stipulate only one unit at a time but those that own another unit on or off reserve are last on priority list 	<ul style="list-style-type: none"> Standard Policy Does NOT stipulate only one unit at a time but those that own another unit on or off reserve are last on priority list
Spousal Breakdown/Death	<ul style="list-style-type: none"> Provision for non-Member Provisions for non-Member with custodial children Cannot be “willed” 	<ul style="list-style-type: none"> Provision for non-Member Provisions for non-Member with custodial children Cannot be “willed” Restrictions on when/who is eligible for Option to Purchase 	<ul style="list-style-type: none"> Can be rented by mortgage-holder to non-Member or non-Member with custodial children Can be willed including creation of life estate 	<ul style="list-style-type: none"> Subject to Lender restrictions Can be willed 	<ul style="list-style-type: none"> Can be willed including creation of life estate
Construction	<ul style="list-style-type: none"> Housing department and Capital Projects decisions and implementation Standards apply (codes, WMFN standards, etc.) 	<ul style="list-style-type: none"> Consultation with identified tenant (if applicable) for design and features Housing department and Capital Projects decisions and implementation Standards apply (codes, WMFN standards, etc.) 	<ul style="list-style-type: none"> Homeowner/Housing Department decisions Homeowner/Housing Department implementation under <u>direction</u> of Capital Projects Standards apply (codes, WMFN standards, etc.) Construction subject to New Construction Agreement and must be 	<ul style="list-style-type: none"> Homeowner decisions Homeowner implementation under <u>oversight</u> of Capital Projects Standards apply (codes, WMFN standards, etc.) Construction subject to New Construction Agreement and must be 	<ul style="list-style-type: none"> Homeowner decisions Homeowner implementation Standards apply (codes, WMFN standards, etc.) Construction subject to New Construction Agreement and must be substantially completed within 2 years

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			substantially completed within 2 years	substantially completed within 2 years	
Agreements and Certificates	<ul style="list-style-type: none"> Residential Tenancy Agreement 	<ul style="list-style-type: none"> Residential Tenancy Agreement including Option to Purchase 	<ul style="list-style-type: none"> Mortgage Agreement Homeowner Agreement New Construction Agreement 	<ul style="list-style-type: none"> MLG Agreement Homeowner Agreement Mortgage Agreement with External Lender New Construction Agreement 	<ul style="list-style-type: none"> Homeowner Agreement Certificate of Custom Holding New Construction Agreement
Occupants and Guests	<ul style="list-style-type: none"> Occupants must be registered with WMFN on Tenancy Agreement Max 29 nights for guests 	<ul style="list-style-type: none"> Occupants must be registered with WMFN on Tenancy Agreement Max 29 nights for guests 	<ul style="list-style-type: none"> Occupants registered with WMFN for safety and emergency Max 29 nights for guests 	<ul style="list-style-type: none"> Occupants registered with WMFN for safety and emergency Max 29 nights for guests 	<ul style="list-style-type: none"> Occupants registered with WMFN for safety and emergency Max 29 nights for guests
Pets	<ul style="list-style-type: none"> Subject to WMFN approval Comply with bylaws and policy 	<ul style="list-style-type: none"> Subject to WMFN approval Comply with bylaws and policy 	<ul style="list-style-type: none"> Comply with bylaws and policy 	<ul style="list-style-type: none"> Comply with bylaws and policy 	<ul style="list-style-type: none"> Comply with bylaws and policy
Quiet Enjoyment	<ul style="list-style-type: none"> Standard policy 	<ul style="list-style-type: none"> Standard policy 	<ul style="list-style-type: none"> Standard policy Includes exclusive use of the lot 	<ul style="list-style-type: none"> Standard policy Includes exclusive use of the lot 	<ul style="list-style-type: none"> Standard policy Includes exclusive use of the lot
Locks	<ul style="list-style-type: none"> WMFN cannot change locks without providing new keys Tenant cannot change locks without permission and providing new keys 	<ul style="list-style-type: none"> WMFN cannot change locks without providing new keys Tenant cannot change locks without permission and providing new keys 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A

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Notice	<ul style="list-style-type: none"> Standard policy for delivering notice Tenant language 	<ul style="list-style-type: none"> Standard policy for delivering notice Tenant language 	<ul style="list-style-type: none"> Standard policy for delivering notice Homeowner language 	<ul style="list-style-type: none"> Standard policy for delivering notice Homeowner language 	<ul style="list-style-type: none"> Standard policy for delivering notice Homeowner language
WMFN right to enter	<ul style="list-style-type: none"> Housing dept can enter with appropriate notice 	<ul style="list-style-type: none"> Housing dept can enter with appropriate notice 	<ul style="list-style-type: none"> Housing dept can enter with appropriate notice to common areas, for agreed upon repairs and maintenance, for suspected damage or risk to the unit, or for emergency purposes 	<ul style="list-style-type: none"> Housing dept can enter with appropriate notice to common areas, for agreed upon repairs and maintenance, for suspected damage or risk to the unit, or for emergency purposes 	<ul style="list-style-type: none"> Housing dept can enter with appropriate notice to common areas, for agreed upon repairs and maintenance, for suspected damage or risk to the unit, or for emergency purposes
Payment structures and responsibility	<ul style="list-style-type: none"> Rent (including Infrastructure Fees and Maintenance Costs) RHI language regarding rental rates 	<ul style="list-style-type: none"> Rent (including Infrastructure Fees and Maintenance Costs) unless/until Option to Purchase is exercised 	<ul style="list-style-type: none"> Mortgage Payments Homeowner Fees 	<ul style="list-style-type: none"> Homeowner Fees (Third Party Mortgage) 	<ul style="list-style-type: none"> Homeowner Fees (Included in Homeowner Agreement section of policy)
Unpaid Rent / Mortgage Default	<ul style="list-style-type: none"> Notice, meeting, end tenancy 	<ul style="list-style-type: none"> Notice, meeting, end tenancy 	<ul style="list-style-type: none"> Notice, meeting, repossession for Mortgage default WMFN may disconnect or discontinue services if Homeowner's Fees not paid 	<ul style="list-style-type: none"> Notice (unpaid Homeowner Fees) WMFN may disconnect or discontinue services if Homeowner's Fees not paid 	<ul style="list-style-type: none"> Notice (unpaid Homeowner Fees) WMFN may disconnect or discontinue services if Homeowner's Fees not paid
Ending Tenancy / Repossession	<ul style="list-style-type: none"> tenancy agreement, rent default, etc. Process to end tenancy 	<ul style="list-style-type: none"> tenancy agreement, rent default, etc. Process to end tenancy Re-allocation process includes 60 days for Family to find new Tenant that 	<ul style="list-style-type: none"> Mortgage agreement Mortgage payment default Unit repossessed Re-allocation process includes 60 days for Family 	<ul style="list-style-type: none"> Lender forecloses Lender exercises MLG Unit repossessed 	<ul style="list-style-type: none"> N/A

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		meets allocation priorities. If not, unit becomes a Band-Owned Rental and is reallocated per that policy	to find new Tenant that meets allocation priorities. If not, unit becomes a Band-Owned Rental and is reallocated per that policy	<ul style="list-style-type: none"> Unit becomes a Band-Owned Rental and is reallocated per that policy 	
Repairs, maintenance, renos	<ul style="list-style-type: none"> WMFN responsible Compliance with policy, codes, and bylaws 	<ul style="list-style-type: none"> WMFN responsible Compliance with policy, codes, and bylaws 	<ul style="list-style-type: none"> Homeowner responsible Compliance with policy, codes, and bylaws 	<ul style="list-style-type: none"> Homeowner responsible Compliance with policy, codes, and bylaws 	<ul style="list-style-type: none"> Homeowner responsible Compliance with policy, codes, and bylaws
Tenant/Owner maintenance	<ul style="list-style-type: none"> WMFN listed and enforced 	<ul style="list-style-type: none"> WMFN listed and enforced 	<ul style="list-style-type: none"> Homeowner responsible Compliance with policy, codes, and bylaws 	<ul style="list-style-type: none"> Homeowner responsible Compliance with policy, codes, and bylaws 	<ul style="list-style-type: none"> Homeowner responsible Compliance with policy, codes, and bylaws
Improvements	<ul style="list-style-type: none"> With pre-authorized permission from WMFN Belong to WMFN or must be removed 	<ul style="list-style-type: none"> With pre-authorized permission from WMFN Belong to WMFN or must be removed Form part of the unit for Option to Purchase 	<ul style="list-style-type: none"> Require Housing Department approval Compliance with standards and permitting 	<ul style="list-style-type: none"> Require Housing Department approval Compliance with standards and permitting 	<ul style="list-style-type: none"> Require Housing Department approval Compliance with standards and permitting
Damage	<ul style="list-style-type: none"> Tenant repairs (to appropriate standards) <u>OR</u> WMFN will repair and charge tenant Grounds for eviction 	<ul style="list-style-type: none"> Tenant repairs (to appropriate standards) <u>OR</u> WMFN will repair and charge tenant Grounds for eviction 	<ul style="list-style-type: none"> Homeowner responsibility Compliance with codes and standards Insurance deductible/costs 	<ul style="list-style-type: none"> Homeowner responsibility Compliance with codes and standards Insurance deductible/costs 	<ul style="list-style-type: none"> Homeowner responsibility Compliance with codes and standards Insurance deductible/costs
Responsibilities when living at WMFN	-----Same for all-----				

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Inspections	<ul style="list-style-type: none"> Annual, move-in, move-out, maintenance, suspected damage, emergency Post repairs/improvements 	<ul style="list-style-type: none"> Annual, move-in, move-out, maintenance, suspected damage, emergency Post repairs/improvements 	<ul style="list-style-type: none"> Emergency Lot maintenance Suspected damage (insurance concern) Complete or inspect agreed upon repairs or maintenance (ensure compliance with codes and standards) 	<ul style="list-style-type: none"> Emergency Lot maintenance Suspected damage (insurance concern) Complete or inspect agreed upon repairs or maintenance (ensure compliance with codes and standards) 	<ul style="list-style-type: none"> Emergency Lot maintenance Suspected damage (insurance concern) Complete or inspect agreed upon repairs or maintenance (ensure compliance with codes and standards)
Subletting/ Renting	<ul style="list-style-type: none"> Not allowed 	<ul style="list-style-type: none"> Not allowed Exception for short-term Leave of Absence Sublet for work, health, education, etc. approved by Council 	<ul style="list-style-type: none"> Homeowner's discretion 	<ul style="list-style-type: none"> Homeowner's discretion 	<ul style="list-style-type: none"> Homeowner's discretion
Purchase/ Ownership options	<ul style="list-style-type: none"> Not allowed 	<ul style="list-style-type: none"> Option to Purchase after mortgage discharged Certificate of Custom Holding Eligibility requirements 	<ul style="list-style-type: none"> Upon mortgage discharge (note: WMFN is lender) Certificate of Custom Holding Good Financial Standing 	<ul style="list-style-type: none"> Upon mortgage discharge notification from lender (that MLG is no longer necessary) Certificate of Custom Holding Good Financial Standing 	<ul style="list-style-type: none"> Owned Certificate of Custom Holding
Transfer of Units	<ul style="list-style-type: none"> Housing department discretion (following policy) 	<ul style="list-style-type: none"> Housing department discretion Abandoned/ repossessed units to family for 60 days then used as band-owned rental 	<ul style="list-style-type: none"> Per Transfer and Assignment Agreement (mortgage must be discharged or assumed) 	<ul style="list-style-type: none"> Per Transfer and Assignment Agreement (mortgage must be discharged or assumed with agreement from external lender) 	<ul style="list-style-type: none"> Homeowner's discretion Per Transfer and Assignment Agreement

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Abandoned/ Repossessed Units	<ul style="list-style-type: none"> housing department re-assigns (following policy) 	<ul style="list-style-type: none"> to family for 60 days then used as band-owned rental 	<ul style="list-style-type: none"> to family for 60 days then used as band-owned rental 	<ul style="list-style-type: none"> becomes band-owned rental 	<ul style="list-style-type: none"> N/A