



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 WMFNRentals only	<ul style="list-style-type: none">WMFN builds unit with external mortgageRents the unit until external mortgage is discharged and all criteria metCurrent Tenant has Option to Purchase for 12 months after mortgage discharge.If Option to Purchase exercised, unit becomes a Member Owned Home and Member is eligible for Certificate of Custom HoldingIf Option to Purchase not exercised, unit reverts to Nation Owned Rental	<ul style="list-style-type: none">WMFN enters mortgage with external lenderWMFN becomes mortgage lender for MemberWhen both mortgages are discharged and all criteria is met, unit becomes a Member Owned Home and Member is eligible for Certificate of Custom Holding	<ul style="list-style-type: none">Member enters mortgage with external lenderWMFN provides MLG to secure mortgageWhen mortgage is discharged from external lender and all WMFN criteria met, unit becomes a Member Owned Home and 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-----				

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Authorized Representative	-----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">• May occur automatically if coming from another program (Rent-to-Own, NAM, NSM)• Otherwise, Application is for a Lot only
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

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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 (not eligible for Option to Purchase)• Provisions for non-Member with custodial children (not eligible for Option to Purchase)• Cannot be “willed”• Restrictions on when/who is eligible for Option to Purchase (must be a Member)	<ul style="list-style-type: none">• Can be rented by Homeowner/mortgage-holder to third party (including Member, non-Member or non-Member with custodial children)• Can be willed to a Member and/or willed by creation of life estate for non-Member	<ul style="list-style-type: none">• Subject to Lender restrictions• Can be willed to a Member and/or willed by creation of life estate for non-Member	<ul style="list-style-type: none">• Can be willed to a Member, and/or willed by creation of life estate for non-Member
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 substantially completed within 2 years	<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 substantially completed within 2 years	<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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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 (if relevant) 	<ul style="list-style-type: none"> MLG Agreement Homeowner Agreement Mortgage Agreement with External Lender New Construction Agreement (if relevant) 	<ul style="list-style-type: none"> Homeowner Agreement Certificate of Custom Holding New Construction Agreement (if relevant)
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

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Ending Tenancy / Repossession	<ul style="list-style-type: none"> Breach of tenancy agreement or policy, rent default, etc. Process to end tenancy 	<ul style="list-style-type: none"> Breach of tenancy agreement or policy, rent default, etc. Process to end tenancy Re-allocation process includes 60 days for Family 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"> Breach of mortgage agreement Mortgage payment default Unit repossessed Re-allocation process includes 60 days for Family 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"> Lender forecloses Lender exercises MLG Unit repossessed Unit becomes a Band-Owned Rental and is reallocated per that policy 	<ul style="list-style-type: none"> N/A
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 (unless/until Option to Purchase) 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

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Damage	<ul style="list-style-type: none">Tenant repairs (to appropriate standards) <u>OR</u> WMFN will repair and charge tenantGrounds for eviction	<ul style="list-style-type: none">Tenant repairs (to appropriate standards) <u>OR</u> WMFN will repair and charge tenantGrounds for eviction	<ul style="list-style-type: none">Homeowner responsibilityCompliance with codes and standardsInsurance deductible/costs	<ul style="list-style-type: none">Homeowner responsibilityCompliance with codes and standardsInsurance deductible/costs	<ul style="list-style-type: none">Homeowner responsibilityCompliance with codes and standardsInsurance deductible/costs
Responsibilities when living at WMFN	-----Same for all-----				
Inspections	<ul style="list-style-type: none">Annual, move-in, move-out, maintenance, suspected damage, emergencyPost repairs/improvements	<ul style="list-style-type: none">Annual, move-in, move-out, maintenance, suspected damage, emergencyPost repairs/improvements	<ul style="list-style-type: none">EmergencyLot maintenanceSuspected damage (insurance concern)Complete or inspect agreed upon repairs or maintenance (ensure compliance with codes and standards)	<ul style="list-style-type: none">EmergencyLot maintenanceSuspected damage (insurance concern)Complete or inspect agreed upon repairs or maintenance (ensure compliance with codes and standards)	<ul style="list-style-type: none">EmergencyLot maintenanceSuspected 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 allowedException 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

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Purchase/ Ownership options	<ul style="list-style-type: none"> Not allowed 	<ul style="list-style-type: none"> Option to Purchase after mortgage discharged, available for 12 months only If Option to Purchase exercised, Certificate of Custom Holding issued Eligibility requirements for Option to Purchase (Members only, Homeowners Agreement in place) 	<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"> Not applicable 	<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"> Homeowner's discretion, with WMFN approval required Per Transfer and Assignment Agreement (mortgage must be discharged or assumed) 	<ul style="list-style-type: none"> Homeowner's discretion, with external lender approval required 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
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