



Helping to make WHISTLER the place you call HOME
#325- 2400 Dave Murray Place, Whistler BC, V0N 1B2
phone: (604) 905-4688 fax: (604) 932-4461
email: mail@whistlerhousing.ca
website: www.whistlerhousing.ca

Guidelines for the Purchase Waitlist Process

Resident Housing Purchase Waitlist Policy

To be eligible for placement on the WHA Purchase Waitlist for purchasing a resident restricted housing unit, you must meet the following criteria:

- 1) All applicants must be of legal age, Canadian citizens or Permanent Residents, and must be qualified employees or qualified retirees. They must fulfill a minimum average of twenty hours of work per week on an annual basis, within the Resort Municipality of Whistler (see definitions below).

Definitions:

Employee- An individual who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located within the boundaries of the Resort Municipality of Whistler which holds an RMOW business license or recognized equivalent. Self-employed employees must have a valid RMOW Business License and be able to confirm their work contributes to the local Whistler economy.

Retiree- An individual who has ceased active employment but who has been an employee as per the above definition for five of the six years prior to ceasing employment.

Primary Residence- the residence which is the place the applicant will continually occupy as a resident on a full-time basis.

- 2) Applicants, or their spouse, must not own, either personally, jointly, or indirectly through business assets any real estate anywhere, unless:
 - a) The applicant is “underhoused” whereby:
 - i) A single individual or couple owns a dwelling, which they reside in as their primary residence, and it is less than 400 sq.ft.
 - ii) A couple/single parent with one or more children owns a dwelling, which they reside in as their primary residence, and it is less than 850 sq. ft.
 - b) The applicant’s real estate is located in Squamish or Pemberton and is occupied as their primary residence
 - c) The applicant qualifies under the WHA Affordability Criteria

In the case where an applicant qualifies under any of the exceptions above, if the applicant purchases a resident restricted unit the applicant must sell their other residential real estate no later than six months after occupying the resident restricted unit.

Existing owners of a resident restricted unit who wish to buy a different restricted unit qualify to be on the Purchase Waitlist as long as they do not own any other real estate. When the owner purchases a different restricted unit they are required to sell their existing restricted unit immediately after purchasing a new restricted unit.

If a local resident does not qualify under the criteria above, there is an opportunity to request special consideration based on housing affordability to the Whistler Housing Authority. Inquire at the WHA office on this process for special consideration.

- 3) Couples or any unrelated persons planning to hold joint title or joint tenancy may apply for the waitlist jointly (as long as each individual meets all the qualifications). Any qualified applicant may go on joint title with any successful applicant.
- 4) All applicants (prospective owners and tenants) must plan to occupy the unit as their permanent primary residence (see definition above).
- 5) Applicants are prioritized on a first come first serve basis. Waitlist position and unit allocation are not assignable.
- 6) Before being added to the Waitlist, applicants must be pre-approved for a mortgage that corresponds to their desired unit type, and must attach confirming documentation of mortgage pre-approval.
- 7) Applicants may specify as many projects and unit types as they like, provided that they have been pre-approved for the units and submit confirming documentation signed by a financial institution.
- 8) All qualified applicants will be required to sign a Statutory Declaration confirming the accuracy of their application, and to submit suitable documentation substantiating their citizenship, employment in Whistler, and mortgage pre-approval.
- 9) All applicants will be required to pay a one-time Waitlist Registration Fee in the amount of \$50. The Registration Fee applies to all new Resident Housing Purchase Waitlist applicants and is a non-refundable fee required at the time of application submission.
- 10) The Waitlist eligibility criteria as stated in these Guidelines must continue to be met throughout the entire duration that an applicant is positioned on the Waitlist. Inability to successfully continue to meet the eligibility requirements (ie. employment in Whistler, ownership of real estate, etc) will result in removal from the Waitlist.
- 11) All applicants wishing to remain on the WHA Purchase Waitlist will be required to complete the Annual Waitlist Confirmation acknowledging their continued eligibility to remain on the waitlist. Taking place annually, this process includes payment of an Annual Waitlist Participation Fee in the amount of \$100.
- 12) Applicants who purchase a restricted unit and still wish to remain on the Waitlist will have their names moved to the bottom of the Waitlist.
- 13) Applicants who purchase a restricted unit must be prepared to abide by the WHA's resale policies and the resident housing restrictions as outlined in the housing covenants that will be registered on title of the resident restricted unit. To view the housing covenants, visit <http://www.whistlerhousing.ca/legal.html>. Failure to do so may result in removal from the WHA Purchase Waitlist.
- 14) Applicants understand and agree that email is the WHA's primary form of communication and that all correspondence related to purchase opportunities, the Annual Waitlist Confirmation process, and any other general correspondence will be sent in email format unless otherwise specified by the WHA.
- 15) In keeping with the Canadian Anti-Spam Legislation (CASL), the Whistler Housing Authority (WHA) needs to confirm your consent in order to provide you with relevant and informative resident restricted housing notifications via electronic mail. By completing the Application to Purchase Resident Housing, you agree to give your consent to the WHA to send you information regarding the Resident Restricted Housing program via email. Should you change your mind in the future, you may withdraw your consent and unsubscribe from any of our WHA communications at any time. For more information on Canada's Anti-Spam Legislation (CASL), please visit the Government of Canada's website at: www.FightSpam.ca

Personal information requested on this form is collected and used solely for the purpose of processing and administration of this application as authorized by the Freedom of Information and Protection of Privacy Act.

Final Checklist for Completing Application to Purchase Resident Housing

Please check off boxes and attach with completed Application upon submission.

When returning your completed Application to Purchase to the WHA Office, please ensure you have:

- Read and understood **Guidelines for the Waitlist Process**
- Selected project and unit type preferences on **Application to Purchase**
- Attached document confirming mortgage pre-approval amount
- Attached documentation confirming Canadian citizenship or Permanent Residency
- Attached documentation confirming annual employment in Whistler
- Attached documentation declaring the details of ownership or part ownership in any real estate (copy of the most recent property assessment(s))

- Attached \$50.00 payment for the **Waitlist Registration Fee**. Only cheques made payable to the Whistler Housing Authority will be accepted. The WHA cannot accept debit or credit for this payment.

- Have the Application signed by a Commissioner for taking Affidavits for the Province of BC (**This can be done free of charge at the WHA Offices: 325-2400 Dave Murray Place. Picture ID is required and for joint applications both applicants must be present**).



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Application to Purchase Resident Restricted Housing

STATUTORY DECLARATION

CANADA)	IN THE MATTER OF REGISTRATION FOR THE
PROVINCE OF BRITISH COLUMBIA RESORT)	WAITLIST FOR RESIDENT EMPLOYEE
MUNICIPALITY)	RESTRICTED HOUSING, PURSUANT TO THE
OF WHISTLER)	BRITISH COLUMBIA EVIDENCE ACT

I, _____
(print full legal name of primary applicant)

and, _____
(print full legal name of secondary applicant /spouse/ common law partner)

of _____
(print mailing address)

email _____, 2nd email _____

phone _____, 2nd phone _____

_____, and _____
(print primary applicants employer name) (print secondary applicants employer name)

In the Resort Municipality of Whistler, Province of British Columbia, Canada

DO SOLEMNLY DECLARE THAT:

1. I am an applicant for selection as an eligible purchaser of a resident employee restricted strata lot or unit on the conditions and terms set out by the Whistler Housing Authority LTD.
2. I have completely read and understood the **Guidelines for the Purchase Waitlist Process: Resident Housing Purchase Waitlist Policy.**
3. I am over 19 years of age and I am a Canadian citizen or Permanent Resident.
4. I have been either:
 - a) employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located with the boundaries of the Resort Municipality of

Whistler which holds an RMOW business license or recognized equivalent. Self-employed employees must have a valid RMOW Business License and be able to confirm their work contributes to the local Whistler economy.

- b) an individual who has ceased active employment but who has been an employee as per the above definition for five of the six years prior to ceasing employment
- 5. I do not (personally, jointly with another person, or directly or indirectly through a business own any real estate, except as permitted under Section 2 of the Guidelines for the waitlist process, a true copy of which is attached to this statutory declaration.
- 6. The table below lists all individuals who will occupy the dwelling unit:

Name (include each family member)	Age	Employer

- 7. I understand that in order to maintain my position on the waitlist, I will be required to reconfirm my interest once a year by returning to the Whistler Housing Authority a confirmation form that will be sent annually and will require payment of the annual Waitlist Participation Fee in the amount of \$100.
- 8. In consideration of acceptance of my application, I agree to the registration of the Whistler Housing Authority’s form of Purchase Agreement, Right of First Refusal and Option to Purchase current at the time of completion of purchase, notwithstanding that my contract of purchase and sale may refer to an older form of Housing Agreement, Right of First Refusal and Option to Purchase.
- 9. **I have attached to this application documentation confirming my citizenship, my employment in Whistler, declaration of owned real estate and my mortgage pre-approval.**
- 10. I have indicated by an "X" the type of unit(s) on the following list that I wish to be called about, and I confirm that I have been pre-approved for a mortgage corresponding to the selected unit(s).

AND I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same legal force and effect as if made under oath.

Sworn before me at the _____)
 Resort Municipality of Whistler)
 in the Province of British Columbia)
 this _____ day of _____, _____) _____
 (month) (year)) Sign and Print Name

_____) _____
 A commissioner for taking) Sign and Print Name
 affidavits in and for the
 Province of British Columbia

(The making of a false statement in a solemn declaration constitutes perjury under the Canada Criminal Code. Perjury is an indictable offense, the punishment for which is imprisonment for a term not exceeding fourteen years)

WHA PROJECT PRICE AND UNIT TYPE SELECTION SHEET

Check the project(s) and unit type(s) for which you have received a mortgage pre approval and for which you would like to be contacted.

PROJECT	UNIT TYPE			
The Falls (1040 Legacy Way Cheakamus Crossing)	<input type="checkbox"/> 1 Bed/ 1Bed & Den 748-842 sq ft, 12 units Lowest Value \$178,600 Median Value \$206,500	<input type="checkbox"/> 2 Bedroom 942-1015 sq ft, 21 units Lowest Value \$254,200 Median Value \$283,000		
The Springs (1050 Legacy Way Cheakamus Crossing)	<input type="checkbox"/> Studio 524 sq ft, 4 units Lowest Value \$138,700 Median Value \$143,200	<input type="checkbox"/> 1 Bed/1 Bed & Den 678-822 sq ft, 22 units Lowest Value \$185,000 Median Value \$200,400	<input type="checkbox"/> 2 Bedroom 892-938 sq ft, 8 units Lowest Value \$248,700 Median Value \$259,500	
The Rise (1245-1275 Mt Fee Cheakamus Crossing)		<input type="checkbox"/> 2 Bedroom 1059-1106 sq ft, 40 units Lowest Value \$297,800 Median Value \$318,500	<input type="checkbox"/> 3 Bedroom 1429 sq ft, 20 units Lowest Value \$374,500 Median Value \$391,400	
The Terrace (1375 Cloudburst Drive Cheakamus Crossing)			<input type="checkbox"/> 3 Bedroom 1464-1560 sq ft, 27 units Lowest Value \$407,000 Median Value \$416,400	
The Heights (1380 Cloudburst Drive Cheakamus Crossing)		<input type="checkbox"/> 2 Bedroom 1141-1471 sq ft, 13 units Lowest Value \$331,500 Median Value \$409,500	<input type="checkbox"/> 3 Bedroom 1398-1720 sq ft, 14 units Lowest Value \$400,000 Median Value \$483,200	
Whitewater (1100-1176 Whitewater Drive Cheakamus Crossing)			<input type="checkbox"/> 3 Bedroom 1755-2139 sq ft, 37 units Lowest Value \$437,800 Median Value \$469,800	<input type="checkbox"/> 3 Bed & Den/4 Bed 2043-2089 sq ft, 3 units Lowest Value \$516,000 Median Value \$548,000
The Lofts (1430 Alpha Lake Road Function Junction)		<input type="checkbox"/> 2 Bedroom 838-1258 sq ft, 30 units Lowest Value \$189,900 Median Value \$242,300		
Nita Lake (5151 Nita Lake Drive)	<input type="checkbox"/> 1 Bed/ 1Bed & Den 619-801 sq ft, 15units Lowest Value \$143,000 Median Value \$164,400	<input type="checkbox"/> 2 Bedroom 921-960 sq ft, 12 units Lowest Value \$207,400 Median Value \$225,500	<input type="checkbox"/> 3 Bedroom 1337-1399 sq ft, 9 units Lowest Value \$309,000 Median Value \$327,900	<input type="checkbox"/> Duplex 1695-2105 sq ft, 4 units Lowest Value \$420,400 Median Value \$443,000
Bear Ridge (1500 Spring Creek Drive)	<input type="checkbox"/> 1 Bedroom 649-770 sq ft, 14 units Lowest Value \$193,600 Median Value \$226,000	<input type="checkbox"/> 1 Bed & Den 827-975 sq ft, 6 units Lowest Value \$251,000 Median Value \$275,000	<input type="checkbox"/> 2 Bedroom 1056-1491 sq ft, 52 units Lowest Value \$284,200 Median Value \$326,000	<input type="checkbox"/> 3 Bedroom 1320-1720 sq ft, 28 units Lowest Value \$337,000 Median Value \$413,000
Millar's Ridge (2704 Cheakamus Way)	<input type="checkbox"/> Studio 570 sq ft, 10 units Lowest Value \$95,200 Median Value \$146,000	<input type="checkbox"/> 1 Bed 678-775 sq ft, 29 units Lowest Value \$112,400 Median Value \$190,100	<input type="checkbox"/> 2 Bedroom 872 sq ft, 23 units Lowest Value \$154,200 Median Value \$206,000	<input type="checkbox"/> 3 Bedroom 1205-1216 sq ft, 23 units Lowest Value \$211,000 Median Value \$323,000

Gondola Six (2238 Gondola Way)	<input type="checkbox"/> Studio 506-579 sq ft, 3 units Lowest Value \$122,600 Median Value \$130,000	<input type="checkbox"/> 1 Bedroom 692-900 sq ft, 5 units Lowest Value \$176,200 Median Value \$188,400	<input type="checkbox"/> 2 Bedroom 725-889 sq ft, 4 units Lowest Value \$154,500 Median Value \$183,300	
Lakecrest (3065 Hillcrest Drive)		<input type="checkbox"/> 2 Bedroom 1200 sq ft, 4 units Lowest Value \$280,900 Median Value \$281,600		
Glacier Ridge (4815 Glacier Lane)		<input type="checkbox"/> 2 Bedroom 923 sq ft, 14 units Lowest Value \$183,300 Median Value \$185,200	<input type="checkbox"/> 3 Bedroom 1155 sq ft, 8 units Lowest Value \$235,200 Median Value \$236,500	
Fitzsimmons Walk (7124 Nancy Greene Drive)		<input type="checkbox"/> 2 Bedroom 1,100 sq ft, 24 units Lowest Value \$263,300 Median Value \$296,900	<input type="checkbox"/> 3 Bedroom 1500 sq ft, 12 units Lowest Value \$359,600 Median Value \$363,700	
Spruce Grove Townhomes (7292 Spruce Grove Lane)	<input type="checkbox"/> 1 Bedroom 764 sq ft, 14 units Lowest Value \$149,300 Median Value \$150,900	<input type="checkbox"/> 2 Bedroom 1008-1079 sq ft, 28 units Lowest Value \$196,300 Median Value \$209,900		
19 Mile Creek (8116-8120 McKeever's Place)	<input type="checkbox"/> 1 Bedroom 702-785 sq ft, 6 units Lowest Value \$224,000 Median Value \$282,900	<input type="checkbox"/> 2 Bedroom 853-874 sq ft, 10 units Lowest Value \$262,700 Median Value \$321,500	<input type="checkbox"/> 3 Bedroom 1272-1334 sq ft, 62 units Lowest Value \$355,900 Median Value \$434,100	
Beaver Flats (2401 Dave Murray Place)	<input type="checkbox"/> Duplex 1329-1625 sq ft, 12 units Lowest Value \$485,500 Median Value \$698,600			
Barnfield (6732 Barnfield Place)	<input type="checkbox"/> Single Family Dwelling 23 units Minimum Pre approval \$450,000			
Spruce Grove (7200 Spruce Grove Circle)	<input type="checkbox"/> Single Family Dwelling 10 units Minimum Pre approval \$450,000			
Rainbow (Located between Alpine and Emerald Neighbourhoods)	<input type="checkbox"/> Duplex 80 units Lowest Value \$430,400 Median Value \$512,500	<input type="checkbox"/> Single Family Dwelling 70 units Lowest Value \$606,300 Median Value \$773,600		

The lowest and median value reflects the Maximum Resale Value of the lowest and median priced unit within each project as of July 1st 2015. Units will range in price above and below the values listed as the max resale value of individual units increase with changes to their resale formula after July 1st 2015.

To see what Resident Restricted units have sold for in the past visit the WHA Historical Resale Information at http://www.whistlerhousing.ca/historical_sales_information.html

To learn more about the Evolution of the Employee Housing Covenants please visit: http://www.whistlerhousing.ca/doc_dl/1536/evolution_of_the_resident_housing_covenants.pdf



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Personal information requested on this form is collected and used solely for the purpose of processing and administration of this application as authorized by the Freedom of Information and Protection of Privacy Act.

Pre-Approval for Mortgage

I, _____
(Print full name)

on this date, ____/____/_____
dd / mmm / yyyy

DO HEREBY DECLARE THAT:

I have been pre-approved for a mortgage to purchase a resident restricted unit with a total
Purchase Price of:

\$ _____

By *(Name of financial institution)*: _____

Financial Institution Address: _____

Financial Institution Phone No: _____

Signed by your financial institution: _____

Printed name, financial representative: _____

I acknowledge that this mortgage pre-approval is only valid based upon my current employment and income status.

Signed by Applicant: _____

Please Return to the Whistler Housing Authority



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Real Estate Ownership Declaration

Applicants, or their spouse, must not own, either directly or indirectly through a trust, business asset or otherwise any interest in real property anywhere in the world from the time that such person applies for an Employee Unit until such person completes the purchase of an Employee Unit unless they meet the criteria set out in section 2 page 1.

Name of Primary Applicant: _____

Name of Spouse/Common Law Partner: _____

I/we do not own other real estate

OR

Ownership of the following other real estate at address (es)*:

*Please also attach a copy of the most recent property assessment(s) Exhibit A

And agree to sell this other real estate property(s) within six months of purchasing a resident restricted property.

After this six month deadline, should the purchaser(s) be listed on the title of the above or any other real estate other than the resident restricted property the undersigned understand and agree that the municipality can exercise its option to purchase the resident restricted property.

(WITNESS, PRINT NAME)

X_____
(SIGNATURE)

(WITNESS, PRINT NAME)

X_____
(SIGNATURE)

(PURCHASER, PRINT NAME)

X_____
(SIGNATURE)

(PURCHASER, PRINT NAME)

X_____
(SIGNATURE)