MUELLER AFFORDABLE HOMES PROGRAM

FREQUENTLY ASKED QUESTIONS & ANSWERS

This information was last updated on June 1, 2026.

This information serves as a general resource and is not intended to fully describe or disclose all requirements or restrictions of the Mueller Affordable Homes Program. Please note that rules are subject to change.

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OVERVIEW AND BACKGROUND

1. **Who is the Mueller Foundation and what is their role in the Mueller Affordable Homes Program?**
   The Mueller Foundation is a 501(c)(3) nonprofit organization dedicated to advancing the vision and goals of the Mueller community, with a primary focus on supporting affordable housing initiatives. As part of a collaboration between Catellus, the City of Austin, and Mueller homebuilders, the Foundation helps ensure homes in the affordable housing program are sold at lower prices than conventionally priced homes.

   The Mueller Affordable Homes Program ensures 25 percent of all homes within the community are affordable. Housing options include new construction homes, resale homes, and apartment rentals. While the percentage may vary in each phase of new construction, the program's overall goal is to maintain 25 percent affordability across the community. For more information, please visit the Mueller Austin website.

2. **Who is Catellus and what is their role in the Mueller Affordable Homes Program?**
   Catellus is Mueller's primary development partner, responsible for the community's overall development, including the creation and initial oversight of Mueller's affordable homes program.

3. **Who is HomeBase Texas and what is their role in the Mueller Affordable Homes Program?**
   HomeBase Texas, a sister organization of Austin Habitat for Humanity, is a 501(c)(3) nonprofit organization that serves as the program administrator for the Mueller Affordable Homes Program on behalf of the Mueller Foundation. Their work includes establishing program eligibility through the income certification process, guiding buyers through both new-sale and resale opportunities, and ensuring long-term program sustainability through dedicated stewardship.

   HomeBase partners with public, private, and non-profit organizations to ensure permanently affordable homeownership for communities and future homeowners. Their services encompass design and development guidance, implementing affordability requirements, and marketing shared equity housing models to prospective buyers.

4. **How does the Mueller Foundation ensure long-term affordability?**
   To maintain long-term affordability, the Mueller Foundation enters into an affordability agreement and a purchase option with the homeowner. These agreements ensure the home is recognized by the tax appraisal district with a lower-than-market-rate valuation and establish a process to keep it affordable for future buyers. More details about the Mueller Foundation's agreements are provided below.

5. **Who is involved contractually in a new home purchase in the Mueller Affordable Homes Program?**
   Homebuyers in the program who qualify and secure a primary mortgage will sign a sales contract with the seller, outlining the terms and conditions of the purchase. They will also enter into an affordability agreement with the Mueller Foundation, which ensures the home remains affordable for future generations.

6. **What is the price of Mueller's affordable homes?**
   Pricing is determined by several factors, including the type of home and the Median Family Income (MFI) level. It is set by the builder or developer, or by the Mueller Foundation for resales.

7. **Whom should I contact first?**
   Start by joining the Communications List to receive program updates or contacting HomeBase at info@homebasetexas.org. For an overview of the program, we encourage you to visit the Mueller Affordable Homes website to register for a free monthly virtual information session. These sessions provide valuable insights and an opportunity to ask questions in real time.

ABOUT THE HOMES

8. Who is building affordable new homes in the Mueller community?

InTown Homes is currently building within the Mueller community, with additional builders expected to join in the future.

9. Where are the affordable new construction homes located?

Currently, affordable new construction opportunities within Mueller are offered through InTown Homes at the following developments:

1. Concourse at Mueller: Located at the intersection of Berkman Drive and Manor Road, this development is directly across from the historic Old Airport Tower and adjacent to the Southwest Greenway, which features natural trails and a lake.
2. IRIS at Mueller: Situated at the corner of Mueller Boulevard and East 51st Street, this community offers convenient access to local amenities.

10. Do affordable homes at Mueller look like other homes?

Yes. All homes at Mueller, regardless of price, are designed in alignment with the Mueller Design Guidelines. In fact, many of the same builders who construct market-rate homes in the community also build affordable homes.

Mueller's for-sale affordable homes adhere to the City of Austin's S.M.A.R.T. Housing™ guidelines and must achieve at least a three-star rating from the Austin Energy Green Building program, just like market-rate homes. Externally, they blend seamlessly with other homes in the community, using similar high-quality materials. Internally, while design options may be more limited, the finishes are durable, thoughtfully designed, and meet Green Building standards.

11. What types of homes are available through the Mueller Affordable Homes Program?

The Mueller Affordable Homes Program offers a range of housing options, including both new and previously owned homes. These include detached "yard homes," attached "row homes," "garden homes" that share a common landscaped area, "traditional condos", and "Mueller House condos," which feature four or six residential units per building, designed to resemble large single-family homes from the street.

12. What is the size of the homes available in terms of bedrooms and bathrooms?

Homes in the Mueller Affordable Homes Program range from one to three bedrooms and one to three bathrooms.

13. Do the affordable homes have yards?

Mueller was designed with density in mind, so homes are typically on smaller lots with limited private back or side yard space. However, with 20 percent of the neighborhood dedicated to parkland and open space, every resident in Mueller lives within 600 feet of a community greenspace.

14. How can I find out about available homes in the Mueller Affordable Homes Program?

Prospective buyers must first apply to the program and complete the income certification process through HomeBase to be notified about available opportunities. Once a household is certified as program-eligible and approved, they will receive notifications about homes that align with their eligibility, including new builds and resale properties. For more information, please visit the Mueller Affordable Homes website.

ELIGIBILITY

15. Who is eligible for affordable housing at Mueller?

Eligibility depends on the type of property. New for-sale homes are primarily offered to households earning at or below 80% Austin's Median Family Income (MFI), with some available for households earning at or below 120% MFI. Resale homes through the Mueller Foundation are available to households earning 80%, 100%, or 120% MFI. For more information, please contact HomeBase Texas at info@homebasetexas.org.

16. What is Median Family Income (MFI)?

Median Family Income (MFI) is a standard economic indicator used as a benchmark in affordable housing programs. It represents the annual gross income that is statistically derived for a specific geographic area and is adjusted based on household or family size. The U.S. Department of Housing and Urban Development (HUD) and the City of Austin calculate the MFI for the Austin area each year.

17. What does 80% or 120% of MFI mean in dollar terms?

Median Family Income (MFI) figures are updated annually. Below is a snapshot from the June 1, 2026, City of Austin MFI chart, illustrating what various percentages represent in dollar terms:

Income Limit	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
80%	$ 74,800	$ 85,450	$ 96,150	$ 106,800	$ 115,350	$ 123,900
100%	$ 94,100	$ 107,500	$ 120,950	$ 134,400	$ 145,150	$ 155,900
120%	$ 112,900	$ 129,000	$ 145,150	$ 161,300	$ 174,200	$ 187,100

18. How is income eligibility determined?

Income eligibility is calculated by determining a household's total income as a percentage of Austin's Median Family Income (MFI). This includes income from all adult household members and income generated from assets.

Income Sources: Examples of eligible income include wages from employment, net income from self-employment, Social Security or Disability benefits, and child support.

Assets: Assets are divided into two categories — net and restricted funds — and the Mueller Affordable Homes Program imposes a total combined household asset limit of $500,000, which includes both categories.

- **Net (Unrestricted) Assets:** These include checking and savings accounts, cash on hand, money market accounts, cryptocurrency, investment portfolios (e.g., stocks and bonds), and real estate equity. *Important Note*: For households where all members are under 59.5 years of age, the program imposes a net asset limit that may not exceed $150,000.
- **Restricted Assets:** These include education or college savings plans, health savings accounts, and pension or retirement accounts.

19. What happens if my income increases after I move in? Do I need to renew my income eligibility?

No, homeowners are not required to renew their income eligibility after purchasing a home. One of the benefits of the program is supporting financial stability and growth, so an increase in your income after moving in is a positive outcome and does not affect your participation in the program.

20. What's the difference between income eligibility and mortgage eligibility?

Income eligibility is the process of reviewing an applicant's income and assets to determine if they meet the requirements of the Mueller Affordable Homes Program. This evaluation, managed by HomeBase, includes completing an income and asset certification and receiving an Income Certification Letter of Eligibility, which is required as part of the program's sales process.

Mortgage eligibility, on the other hand, is conducted by a loan officer from a mortgage company. This process involves assessing an applicant's income, debt, assets, and credit history to determine if they qualify for a mortgage loan based on the lender's criteria. Applicants will need to obtain a pre-qualification letter from a lender to demonstrate their ability to secure financing. For a list of established lenders familiar with the program, please see page 3 of the Resource Guide available on the Mueller Affordable Homes website.

21. How long is the Income Certification Letter of Eligibility valid?

The Income Certification Letter of Eligibility is valid for six months or until the applicant signs a contract for a home, whichever occurs first. If the letter expires before a home contract is signed, the applicant must complete a new income certification to obtain an updated letter of eligibility.

22. Can I apply without having a job?

You can apply if at least one household member works a minimum of 25 hours per week. If no household member is employed, exceptions are made for those who are retired or disabled. Additionally, all program participants must demonstrate the ability to secure a mortgage and make monthly mortgage payments independently. If you have questions about unemployment and how it may affect program eligibility, please contact HomeBase at info@homebasetexas.org for assistance.

23. Can parents assist a full-time student in purchasing a home through the program?

Yes, parents can assist, but there are specific requirements that must be met. As noted in Question 21, the Mueller Affordable Homes Program requires at least one household member to be employed for a minimum of 25 hours per week. If the student you are assisting meets this employment requirement, they must also be the primary borrower on the loan, take sole title to the property, and reside in the home as their primary residence, as the program is owner-occupancy based.

While financial assistance is allowed, gifts from parents or others are limited to 20% of the home's purchase price.

24. How do I determine how many people are in my household?

Household size includes *all individuals* who will be occupying the home. If two individuals are a couple and are cohabitating, regardless of marital status, both must be included on the application.

APPLICATION PROCESS

25. How do I apply for the Mueller Affordable Homes Program?

To apply for the Mueller Affordable Homes Program, begin by completing the intake survey to join the Prospective Buyer Pool. After finishing the survey, you will receive access to the Eligibility Instructions and Income Certification Application. These materials include detailed guidelines for the application process, a checklist of required documents, and instructions on how to securely submit your completed application packet for income certification.

26. What documentation is required to become income-certified for homeownership?

Applicants must provide several key documents to complete the income verification process. These include a completed application, all necessary supporting income and asset documentation, and a valid pre-qualification letter from an approved lender. *All documents must be submitted securely through the HomeBase portal.*

Supporting income and asset documentation includes:

- **W-2 Employees:** Three consecutive months of the most recent paycheck stubs must be provided, with pay dates occurring within the last 90 days.
- **Self-Employed Individuals:** A signed profit and loss statement detailing income and expenses for the current year-to-date, along with two complete years of federal tax returns, must be included.
- **Checking and Savings Accounts:** The most recent six months of all checking and savings account statements must be submitted. Each statement must include the account holder's name, banking institution, reporting period, and all pages.
- **Deposit Explanations Form:** Brief explanations are required for all non-internal, non-payroll deposits over $10, indicating whether each deposit is one-time-only or recurring.
- **Investment and Retirement Accounts:** The most current quarterly or three months of statements showing asset amounts for CDs, brokerage accounts, stock investments, mutual funds, and retirement/pension accounts for all household members must be provided. Each statement must include the account holder's name, banking institution, reporting period, and all pages.
- **Federal Income Tax Returns:** Two years of signed federal income tax returns and corresponding W-2s must be submitted.
- **Real Estate Owned:** Proof of value for any real estate owned must be included, as evidenced by documentation from a taxing authority or certified real estate appraiser, along with proof of the current balance of any associated debt.
- **Award Letters:** Award letters for any household member receiving Social Security, pension, survivor, or disability payments must be included.
- **Divorce Documentation:** If divorced, a copy of the executed divorce decree must be submitted.
- **Child Support:** A copy of court-ordered custody and child support arrangements, along with a 12-month payment history report from the Office of the Attorney General, must be provided.
- **Financial Gifts:** If receiving financial assistance from another person, a statement or affidavit signed and dated by the person providing the assistance must be included. This document should outline the purpose, date, and value of each gift.

It's important to note that additional documentation may be required to verify income certification eligibility. Mortgage companies may also request similar or additional information as part of the pre-qualification process.

27. Is there a waiting list to purchase a home in the Mueller Affordable Homes Program?

No, the Mueller Affordable Homes Program does not use a traditional waiting list. Instead, it operates through an Approved Buyer Pool. Once HomeBase completes the income certification process and a household is certified as program eligible, they are added to this pool.

The Approved Buyer Pool is organized by the date of entry, so the time it takes to match with an available home may vary. Applicants are encouraged to submit their applications as soon as they are ready to increase their chances of finding a home that meets their needs.

28. Can I use a Realtor® when buying a new home in the Mueller Affordable Homes Program?

Yes, homebuyers are required to use a broker, Realtor®, or real estate agent during the home-buying process. HomeBase can provide a list of Realtors® experienced with the program, but approved buyers are welcome to work with any Realtor® of their choice. A knowledgeable Realtor® can provide valuable guidance, advocate for you, and assist with navigating the program requirements.

Since notifications for open houses are typically sent out a week in advance, having a Realtor® ready to attend on your behalf or offer expert advice is highly recommended to ensure you don't miss any opportunities.

29. How do I know which mortgage company to use?

Applicants are encouraged to consult the Mueller Affordable Homes Resource Guide for a list of established lenders experienced with the Mueller Affordable Homes Program.

If you prefer to work with a lender not included on the established lenders list, please contact HomeBase at info@homebasetexas.org to request the Affordability Agreements to be signed during the closing process. Lenders outside of the established list, along with their legal representatives, must thoroughly review these legal documents. If the lender chooses to proceed, HomeBase will require written confirmation from them affirming their ability to fully fund the mortgage using these instruments before proceeding with the pre-qualification process.

30. Why are credit scores and debt-to-income ratios important when determining mortgage eligibility?

Credit scores play a significant role in determining mortgage eligibility and influence the interest rate and payment terms of the loan. Lenders use a "risk-based pricing model," meaning applicants with higher credit scores—indicating a strong history of on-time payments—may receive lower interest rates.

In addition to credit scores, lenders evaluate debt-to-income (DTI) ratios to ensure that applicants earn enough monthly income to comfortably cover their mortgage payments along with other existing debts. Both credit scores and DTI ratios help lenders assess an applicant's ability to repay the loan responsibly.

31. Is there counseling available for homebuyers?

Yes, homebuyer education and credit counseling are available for those purchasing an affordable home. For a list of resources, consult the Mueller Affordable Homes Resource Guide. Additionally, HomeBase, the Mueller Affordable Homes Program administrator, can provide guidance and recommend counseling resources when needed.

32. What is the difference between the down payment and closing costs?

The down payment is the amount a buyer pays upfront toward the purchase price of a home. It varies depending on the lender's program and is typically a percentage of the purchase price.

Closing costs, on the other hand, are fees and expenses paid at closing by the buyer and sometimes the seller. Examples include the title policy premium, escrow closing fee, document preparation and recording fees, prorated taxes, and HOA setup fees.

Participating lenders with the Mueller Affordable Homes Program may offer up to 100% financing. This means buyers might not need to make a down payment and would only be responsible for covering closing costs. For a list of established lenders familiar with the program, consult the Mueller Affordable Homes Resource Guide.

33. Do mortgage co-signers have to be income certified as well?

No, mortgage co-signers who will not be living in the home are not required to be income-certified, as they will not be listed on the deed.

34. Can a homeowner refinance their primary mortgage?

Yes, homeowners can refinance their primary mortgage with prior notice and approval from the Mueller Foundation. Since refinancing impacts the shared equity between the homeowner and the Foundation, the terms must be mutually agreed upon. To start the refinancing process, contact the Mueller Foundation at info@muellerfoundation.org. Please note that a nominal administrative fee may be charged.

35. What are the Affordability Agreements?

The Affordability Agreements are legal documents that the homeowner signs at closing to ensure the continued longevity of the Mueller Affordable Homes Program. They include:

- **Declaration of Restrictive Covenant (RC):** This legal document imposes the affordability agreement on your home. These are the agreements or covenants between you, as the Owner of your home, and the Mueller Foundation to ensure that affordable housing will be available at Mueller for generations to come.
- **Purchase Option and Right of First Refusal (ROFR):** This legal document outlines the resale restrictions, requirements, and limitations of your home.

36. Why does the Mueller Affordable Homes Program require Affordability Agreements?

The Affordability Agreements are designed to ensure that affordable homes remain available as primary residences for income-qualified households, not as investment properties. These agreements also ensure these homes stay affordable for future generations. To achieve this, the appreciation on the home is shared between the homeowner and the Mueller Foundation, which acts as a steward of future affordability.

Most importantly, these agreements allow future buyers an opportunity to purchase homes in a neighborhood they might not otherwise afford while enabling current homeowners to build assets through their homeownership investment.

37. What is the Affordability Period?

The Affordability Period begins on the closing date of your home purchase and lasts for 30 years, as specified in the Restrictive Covenant (RC) within the Affordability Agreements (see Question 35 for definitions). Unless you provide written notice to the Mueller Foundation, it will automatically renew for an additional 30 years.

38. If I own my home for 30 years, what happens to the Affordability Agreements?

Homeowners have the right to terminate the Mueller Foundation Affordability Agreements after the 30-year term. However, termination is not permitted before this period. To terminate at 30 years, you must:

1. Provide written notice to the Mueller Foundation within 30 to 120 days before the 30-year term anniversary.
2. Repay the Mueller Foundation Contribution Amount, as outlined in your Restrictive Covenant (RC), within 10 days before the expiration of the 30-year term.

Important Notes: Terminating your Affordability Agreement and repaying the contribution amount may result in your property taxes increasing to the fair market value of your home. If you successfully complete steps 1 and 2 to terminate the Affordability Period, you will no longer be subject to the conditions outlined in the Affordability Agreements (RC & ROFR).

39. How is the contribution value calculated?

1. AFFORDABLE SALES PRICE (ASP): The price you pay for the home, not including any down payment.

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2. CONTRIBUTION VALUE (OR SUBSIDY AMOUNT): The amount the Mueller Foundation contributes to make the home affordable.

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3. MARKET VALUE (OR FAIR MARKET VALUE): The Mueller Foundation's estimated fair market value of the home is determined through an appraisal that does not account for resale restrictions.

40. Can a homeowner take on a roommate or boarder who is not on the deed?

Yes, homeowners are allowed to have a roommate or boarder who is not on the deed, as long as the homeowner continues to occupy the home as their primary residence and is not absent for more than 30 days. Policies regarding roommates and boarders are governed by the Mueller Foundation and the Mueller Community Association (POA). For more detailed guidelines, please contact the Mueller Foundation at info@muellerfoundation.org.

41. Does the home need to be my primary residence?

Yes, homeowners in the Mueller Affordable Homes Program are required to occupy their home as their primary residence. This requirement, along with other Primary Occupancy Restrictions, is outlined in the Affordability Agreements (see Question 35 for definitions) to ensure long-term affordable housing opportunities for households earning 80%-120% of the Median Family Income (MFI).

The Primary Occupancy Restrictions include:

- **Primary Residence Requirement:** The home must be occupied as the homeowner's primary residence.
- **Annual Occupancy Certification:** Homeowners must annually confirm compliance with occupancy requirements.
- **Homestead Exemption:** After closing, homeowners must file a Homestead Exemption with Travis County for property tax purposes.
- **Limited Leasing Rights:** Leasing must be approved in advance by the Mueller Foundation.

42. What does it mean that Mueller's Affordable Homes Program uses a fixed-rate appreciation model?

The agreement with the Mueller Foundation includes a designated fixed appreciation percentage, which provides homeowners with a tax benefit since appreciation is calculated based on the affordable purchase price rather than the market rate. This model allows homeowners to build equity and realize value on their real estate investment.

In addition to the equity built through down payments and mortgage principal payments, homeowners are entitled to a simple fixed appreciation of two percent (2%) per year on the affordable purchase price of the home. Upon selling the home, the homeowner will receive this appreciation, less seller closing costs. The exact dollar amount of the appreciation depends on the original affordable sales price and the length of ownership.

This approach also allows the Mueller Foundation to reinvest funds back into the affordable homes program, ensuring future individuals and families can benefit from affordable homeownership opportunities.

43. What will property taxes be based on?

In the Mueller Affordable Homes Program, property taxes are initially assessed by the Travis Central Appraisal District (TCAD) at the home's original affordable sales price for the first full year of ownership. After the first year, TCAD uses an "adjusted value" calculation based on the original sales price plus a fixed 2% appreciation per year of ownership. This aligns with the fixed-rate appreciation agreement in the program.

If property values decline, taxes should reflect the market value if it is less than the adjusted value calculation. Homeowners are encouraged to claim any applicable exemptions, such as the homestead exemption, and review their annual Notice of Appraised Value for accuracy.

For more information about the tax appraisal process, visit Travis Central Appraisal District. For questions about adjusted value calculations for Mueller Affordable Homes, contact the Mueller Foundation at info@muellerfoundation.org. Please note that tax laws and appraisal practices may change, and the Mueller Foundation cannot guarantee future property tax rates or values.

44. Do affordable homebuyers own their home, or does the Mueller Foundation own a percentage of it?

When an affordable homebuyer closes on their home, they own the property outright. Lienholders, such as mortgage providers, hold security interests in the home to protect their loans but do not retain ownership.

While the Foundation does not own a percentage of the home, it retains certain rights as a covenant holder, such as the right to repurchase the home at resale and the right to repayment of its contribution in cases of program violations. These may include vacating the property, renting it out, defaulting on the mortgage, refinancing without prior approval, or other defaults under the Affordability Agreement.

45. Can an affordable homeowner modify their home? Do modifications require approval?

Yes, affordable homeowners can modify their homes, but certain approvals are required.

All exterior changes for any Mueller homeowner, whether affordable or market-priced, must be submitted to the Mueller Community Association (POA) Modification Committee for approval.

In addition, affordable homeowners must obtain Mueller Foundation approval for any modifications requiring a building permit. This includes submitting a copy of the proposed plans, an estimated budget for the project, and proof that all necessary building permits have been secured. Modifications that change the air-conditioned square footage are not permitted.

These requirements ensure structural, mechanical, electrical, and code compliance, maintaining safe and affordable housing in Mueller. Interior changes not requiring a building permit do not need POA or Mueller Foundation approval. For more information, contact the Mueller Foundation at info@muellerfoundation.org.

46. What home-related expenses should a homeowner be aware of?

As a homeowner, you will be responsible for various costs associated with owning and maintaining your home. While the initial price of an affordable home is set to accommodate many of these fees, it's important to remember that costs can increase over time, and unexpected maintenance expenses may arise. Local and state property tax rules and regulations are subject to change, so it's essential to stay informed about updates that may affect these costs.

Ongoing Expenses Include:

- **Mortgage Payment**: Includes escrow for property taxes and home insurance.
- **Property Taxes**: Mueller Affordable Homes are taxed at the Affordable Sales Price after the first year of purchase, with an annual assessed value increase of 2%. The Mueller Foundation contracts with Texas ProTax to assist homeowners as needed. For more information, contact info@muellerfoundation.org.
- **Home Insurance**: HomeBase can provide guidance as needed, but approved buyers may work with any carrier of their choice.
- **Utilities**: Includes electric, water, wastewater, trash collection, natural gas, and cable/internet services.
- **Association Dues and Fees**:
    - Monthly assessments for the Mueller Property Owner Association.
    - Condo assessments for homeowners in condo or row home communities.
- **Stewardship Fee**: Paid annually to the Mueller Foundation on the anniversary of your purchase date at a discounted cost of $250. Alternatively, you can choose to pay $25 per month, totaling $300 for the year.
- **Maintenance and Repairs**: After a builder's home warranty expires, homeowners are responsible for ongoing maintenance and repair. A home warranty program can help manage expenses for items such as HVAC servicing, dryer vent cleaning, and smoke/carbon monoxide detector checks. *Please note* that if a planned repair or replacement requires a building permit or alters the interior living space or exterior of the home, the Mueller Foundation must be notified.

47. Can a homeowner pass on their home through inheritance?

Yes, affordable homes can be passed on to designated heirs according to the homeowner's legal will or Texas law. The heirs are not required to "repurchase" or income-qualify for the home; however, any existing liens from the mortgage, as well as the affordability provisions (such as the purchase option and fixed appreciation model), remain in place. The heir must occupy the home as their primary residence and file a valid homestead property tax exemption.

If the heir is not interested in living in the home, it must be sold under the program's terms, and the heir would receive the homeowner's share of appreciation upon the sale. For questions or additional details, please contact the Mueller Foundation at info@muellerfoundation.org.

48. What happens if the home's value decreases?

If the home's value decreases and sells for less than the original Affordable Sales Price (ASP), the homeowner will not receive the 2% fixed appreciation return, and the Mueller Foundation will not be repaid from the resale. The Foundation's repayment is based solely on any net gain from the resale, and there are no guarantees of appreciation.

49. Can a homebuyer sell their affordable home at Mueller later?

Yes, homeowners can sell their affordable home back to the Mueller Foundation. During the first year of ownership, the home may be sold to the Foundation at the original affordable purchase price. After the first year, homeowners who wish to sell must contact the Foundation at info@muellerfoundation.org. The Foundation will manage the resale process in accordance with the Purchase Option and Right of First Refusal (ROFR) outlined in the affordability agreements (see Question 35 for definitions).

50. What happens when a homeowner is ready to resell their affordable home?

When ready to sell, homeowners work with the Mueller Foundation and HomeBase to manage the resale process, ensuring the home remains affordable for the next buyer. Details are outlined in the Purchase Option and Right of First Refusal (ROFR) within the affordability agreements. Here's an overview:

1. Notify the Mueller Foundation of your intent to sell by sending an email to info@muellerfoundation.org.
2. A HomeBase Representative will be assigned to guide you through the resale process.
3. Upon receipt of the certified letter of Intent to Sell, the Mueller Foundation has 60 days to confirm its intent and identify a buyer.
4. Once a buyer is identified, the Foundation will present you with a contract from the selected buyer.
5. The contract will include a closing date, which is to occur within 45 days of the contract execution date.