



Minors Trust Fund



HOUSING GUIDE

I want to buy a house. How do I get the process started?

House buying is a monumental step in life. The Department of Treasury is happy to guide you in the process.

Step 1 is knowing your budget. You are eligible to take up to 80% of your account balance for buying a house. Be aware that you pay 25% taxes on any disbursement. **Example:** If your balance is \$200,000 and you can withdraw up to 80%, then you have \$160,000 available for house purchase. BUT if you withdraw \$160,000 and 25% is \$40,000, then \$40,000 is paid to the IRS and \$120,000 is the cash amount available for your house purchase.

As a reminder, you have daily access to your account details at www.usicg.com.

Email Lavita Hill at lavihill@ebci-nsn.gov for a housing worksheet that will give you breakdown of your 80% withdraw amount, tax payment, and any amount owed by the participant.

Step 2 is finding the house you want and negotiating the right price. You must also get an appraisal on the house to ensure the selling price is comparable to the appraised value of the home. Order this as soon as you are sure you found the house! The appraisal can take up to 8 weeks for completion.

Step 3 is ensuring you have the money available for any portion of the house purchase that you may be responsible for. The guidelines require each Minors Fund participant to contribute at least 2% of the house cost but in some cases, the participant contributes more, depending on purchase price and the maximum amount available for housing based on the 80% rule in Step 1.

The next steps include turning in your application, entering contract for house purchase, and providing proof of income to support being a homeowner. Even if you pay off the house, you will still need income for utilities, repairs and maintenance, home insurance (you must protect your asset), property taxes, and more.

If you are building a house on the Qualla Boundary, then you must show proof of land ownership or if you are buying a mobile home then you must provide proof of land ownership or a 10-year lease agreement. Also, you are required to complete the Infrastructure Housing Form. Please note that a land purchase is not permitted.

Application deadlines are on the main page for Minors Trust Fund. You must turn in an application to be considered for funding in that cycle. When you turn in your application, you do not need all supporting documentation yet, but it will be required. The application is considered your payment placeholder while you enter a contract and collect all the necessary paperwork.