



Housing Purchase Programs Eligibility Criteria

Housing Programs Overview

Stanford University's housing programs (Programs) are made available to employees in a specific and limited number of professional employment categories. To qualify for any Stanford Program, individuals must meet the applicable criteria for an Eligible Person. Notwithstanding these criteria, however, eligibility depends on individual circumstances. That is, someone who is an Eligible Person may nonetheless not be qualified to participate in one or more of the Programs, or may be qualified to participate only to a limited extent. Current information is available in the brochure that describes each Program. Programs include: (i) the option to purchase as his or her principal residence, a long-term residential leasehold on the campus; (ii) a Mortgage Assistance Program (MAP) loan; (iii) a Deferred Interest Program (DIP) loan; (iv) a Zero Interest Program (ZIP) loan; (v) other mortgage programs that may be in effect from time to time; (vi) the Housing Allowance Program (HAP); (vii) HAP II; and (viii) campus and other University rentals. Loans are available for purchase only, not to refinance existing mortgage loans.

The Programs are divided into two categories: purchase and rental. Qualification for eligibility may be different for each category. Eligible Persons may benefit from either the rental or purchase programs, but not both at the same time. Rental program eligibility is described in the Rental Housing Programs Eligibility Criteria. What is described here is the eligibility criteria for purchase programs. An individual who has defaulted on any Stanford Program will be ineligible for any subsequent Programs.

Information regarding all of Stanford's housing programs is available at <http://fsh.stanford.edu>, or by email at fshousing@stanford.edu, or by calling 650-725-6893.

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Eligible Persons

The following categories of employees, whose expected appointment term satisfies the conditions described in each respective category, are qualified as Eligible Persons for one or more purchase programs.

It is the responsibility of the Eligible Person to notify FSH if his/her eligibility changes, even temporarily. This notice is to be provided to FSH in writing before the Eligible Person's change in employment status occurs. Examples of changes in status which could affect program eligibility can be changes to employment percentage, position or classification. Any financial assistance received after the eligibility has changed must be repaid.

FACULTY

The following categories of Faculty who are employed fifty percent (50%) time or more are qualified as Eligible Persons:

1. Members of the Academic Council who have received tenure, have continuing terms of appointment, or have term appointments of three years or more with the possibility of reappointment. Assistant Professors appointed subject to receiving their Ph.D. qualify as Eligible Persons although they are not members of the Academic Council.
2. Members of the Medical Center Professoriate whose initial appointment is three years or more with the possibility of reappointment.
3. Senior Fellow members of the Academic Council at Special Policy Centers and Institutes whose initial appointment is three years or more with the possibility of reappointment.

STAFF

The following categories of Staff who are employed one-hundred percent (100%) time are qualified as Eligible Persons:

1. University Staff: Staff assigned to the N99, N11, O and P Grades. Only those assigned to the N99 and N11 Grades are eligible to participate in the Housing Allowance Program (but not HAP II).
2. Current or former presidents of the University, regardless of years of service.
3. Hoover Institution: Senior Fellows

Retirees

1. Retirees, as defined by the University, are not eligible for the University's Housing Programs.
2. Retirees who do not own on the campus are not eligible to purchase on the campus, regardless of whether or not the retiree has ever owned a campus residence.
3. Retirees can remain in campus homes only if for five years prior to the retirement date, the faculty appointment was active and full time.
4. Retirees who own a campus residence may only downsize to a condominium at Pearce Mitchell or Peter Coutts.

SUMMARY OF ELIGIBLE JOB CATEGORIES BY PROGRAM TYPE FOR PURCHASE PROGRAMS

| Category | Housing Allowance Program (HAP) | HAP II (for faculty at promotion under limited conditions) | Mortgage Assistance Program (MAP) loan | Deferred Interest Program (DIP) loan | Zero Interest Program (ZIP) loan | On Campus Purchase |
|--|---------------------------------|--|--|--------------------------------------|----------------------------------|--------------------|
| I. Faculty | | | | | | |
| Faculty members of Academic Council, Tenure Line | Yes, for 1st time buyers* | Yes, at tenure | Yes | Yes, for 1st time buyers* | Yes, for 1st time buyers* | Yes ** |
| Faculty members of Academic Council, Non Tenure | Yes, for 1st time buyers* | Yes, at promotion to continuing term | Yes | Yes, for 1st time buyers* | Yes, for 1st time buyers* | Yes ** |
| Senior Fellow members of Academic Council at Special Policy Centers and Institutes | Yes, for 1st time buyers* | Yes, at promotion to continuing term | Yes | Yes, for 1st time buyers* | Yes, for 1st time buyers* | Yes ** |
| Medical Center Line Professoriate | Yes, for 1st time buyers* | Yes, at promotion to continuing term | Yes | Yes, for 1st time buyers* | Yes, for 1st time buyers* | No |
| II. Staff | | | | | | |
| University N99 and N11 Staff | Yes, for 1st time buyers* | No | Yes | Yes, for 1st time buyers* | Yes, for 1st time buyers* | No |
| University O and P Staff | No | No | Yes | Yes, for 1st time buyers* | No | No |
| Hoover Institution Senior Fellows | Yes, for 1st time buyers* | No | Yes | Yes, for 1st time buyers* | Yes, for 1st time buyers* | No |

* within the Qualifying Limit

** Only those Eligible Persons whose appointments are 100% and who are working full time (100% FTE) are eligible to purchase a residential leasehold on the campus.

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