

## Neighborhood Impact Program (NIP) Application

Thank you for your interest in applying for the Moorhead Neighborhood Impact Program. We look forward to collaborating with you on a project that will improve your home and help to enhance the neighborhood in which you live.

### **ELIGIBLE IMPROVEMENT COSTS**

Funds may be used to address code and structural corrections, energy improvements, and general property improvements. Loans are available to finance new improvements that are not yet under construction, and if there are code corrections identified during the inspection, they must be addressed as part of the project.

### **APPLICANTS:**

A loan applicant must be the owner-occupant of the home and meet Gate City Bank's credit standards for repayment of the improvement loan.

### **PROPERTY ELIGIBILITY REQUIREMENTS:**

- Located within the City of Moorhead municipal boundaries.
- Owner-occupied 1–2-unit homes (rentals must be registered)
- Home built prior to 2005
- Zoned for residential use.
- Outside of 100-year floodplain
- Current on property taxes and special assessments
- Current assessed property value is less than \$275,000.

### **INELIGIBLE PROPERTY TYPES:**

- Condo
- Mobile Home
- 3-Plex
- Townhome
- Rental Property\*

\*Unless being converted from rental to single-family, owner-occupied housing

### **LOAN TERMS/PAYMENT:**

- Repayment options of 10 or 15 years with an APR as low as 4.49%\*\*
- Minimum loan \$10,000/Maximum loan \$100,000
- Maximum loan-to-value 90%
- Property owner responsible for closing costs & customary fees (including possible appraisal fees if required)

\*\* A \$50,000 home equity loan at 4.49% interest rate for 120 monthly payments of \$517.95 will have a 4.49% annual percentage rate.

Project to be completed within 12 month of loan closing. First payment due within 45 days from loan closing.

### **PROJECT MUST INCLUDE AT LEAST ONE:**

- Foundation work (drain tile, bracing, drainage correction, etc.)
- Replacement or renovation of siding, exterior painting roofing, windows, or other major exterior upgrades
- Addition of bedroom or new living space
- Major interior remodeling (i.e., kitchen remodel, bathroom remodel)
- Replacement of major mechanical systems (furnace, electrical system, plumbing)
- Convert rental unit to owner-occupied residence.

### **QUESTIONS on Property, Contractor, or Renovation Items?**

Call the City of Moorhead

Phone: 218.299.5397

Email: [governmental.affairs@moorheadmn.gov](mailto:governmental.affairs@moorheadmn.gov)

### **QUESTIONS on Loan Processing/Appraisals?**

Call or E-mail Eric Fritchman (NMLS #1641040)

Phone: 701.298.2855

Email: [ericfritchman@gatecity.bank](mailto:ericfritchman@gatecity.bank)

### **PLEASE SUBMIT YOUR COMPLETED APPLICATION TO:**

City of Moorhead – Governmental Affairs

Attn: Neighborhood Impact Program

403 Center Ave

Moorhead, MN 56561-0079

**APPLICATION REQUIREMENTS:**

At the time of application, applicants will be required to obtain any relevant building permits and pay any associated fees for the work through the applicable city department. Contact the Planning & Neighborhood Service Department for more information on permits, fees, and inspections process, 218.299.5434.

**REPAYMENT OPTION  
(check one box below):**

- 10-Year  15-Year

**APPLICATION DEADLINE**  
The deadline to apply for the 2026 NIP Program is **October 31, 2026.**

**SECTION A: General Information**

|                            |  |                              |  |
|----------------------------|--|------------------------------|--|
| Name - Applicant 1         |  | Daytime Phone with Area Code |  |
| Name - Applicant 2         |  | Daytime Phone with Area Code |  |
| Address                    |  |                              |  |
| E-mail – Applicant 1       |  |                              |  |
| E-mail – Applicant 2       |  |                              |  |
| Estimated Amount Requested |  |                              |  |

**SECTION B: Property Information**

| What type of work are you interested in completing? Check (✓) and describe below. |               |
|---|---------------|
| Types of Work   | Describe Work |
| <input type="checkbox"/> Electrical   |               |
| <input type="checkbox"/> Plumbing   |               |
| <input type="checkbox"/> Heating/Cooling  |               |
| <input type="checkbox"/> Foundation/Basement                                      |               |
| <input type="checkbox"/> Roof   |               |
| <input type="checkbox"/> Windows/Doors  |               |
| <input type="checkbox"/> Siding   |               |
| <input type="checkbox"/> Garage   |               |
| <input type="checkbox"/> Addition   |               |
| <input type="checkbox"/> Kitchen Remodel  |               |
| <input type="checkbox"/> Bath Remodel   |               |
| <input type="checkbox"/> Interior Finishes  |               |
| <input type="checkbox"/> Accessibility  |               |
| <input type="checkbox"/> Landscaping/Deck   |               |
| <input type="checkbox"/> Convert from Rental                                      |               |
| <input type="checkbox"/> Other  |               |



**SECTION C: Additional Property Information**

|  |  |   |
|--|--|---|
| How many bedrooms, above grade, are in your house?   | How many bedrooms, below grade with egress, are in your house?                   |   |
| How many bathrooms:<br>Full _____ 3/4 bath _____ 1/2 bath _____  | Total square footage?  | Estimated current market value:<br>\$ _____ |
| What type of heating system is in your home? (circle one)<br>Gas _____ Electric _____ Other _____  | Cooling system? (circle one)<br>Central Air _____ Wall Air _____ Other _____     |   |
| Basement finished, partially finished, or not finished? (if partial, please note what percentage is finished)  | Homeowner's Insurance Company: _____<br>Agent's Name: _____ Agent's Phone: _____ |   |
| Please describe any existing, notable interior features or upgrades to your home (e.g., fireplace, sauna, hot tub, sunroom, bar, patio, deck, fence, home theatre, full kitchen/bathroom remodels, stone c o u n t e r t o p s , finished basement): |  |   |

Amount Applicant would like to borrow: \$ \_\_\_\_\_

Completed applications will be forwarded to Gate City Bank for loan review and the loan decision will be provided by Gate City Bank. Credit Decision and Approval is completed by Gate City Bank; City of Moorhead is not involved in the final decision for the loan.

All information furnished is for confidential use of the City of Moorhead or Gate City Bank. Under Minnesota Law, it is a crime to use false or misleading information in this application in order to qualify for a loan.

**Signatures:** I certify that everything I have stated in this application and on any attachments is correct. You may keep this application whether or not it is approved. I authorize you to check my credit and employment history and to answer questions others may ask about my credit with you. I understand that I must update the credit information at your request if my financial situation changes.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

