

# CATHOLICS FOR HOUSING, INC.

18139 Triangle Shopping Plaza, Suite 209, Dumfries, VA 22026-2582 Phone (703) 221-4510 Fax (703) 221-3708

## Affordable Homeownership Opportunity Available for Immediate Sale



**2222 Fort Pickens  
Dumfries, VA 22026**

**2 level, 3 bedroom, 2 ½ bath, recently renovated**

**Sales Price: \$142,455**

### ***Incredible Incentives:***

<u>Area Median Income</u>	<u>First Mortgage Amount</u>	<u>Second Trust Amount***</u>
0 – 50% AMI	\$ 95,709	\$41,261
51 – 80% AMI	\$109,954	\$27,015
81 – 120% AMI	\$124,200	\$12,770

### ***Income Limitations***

% AMI	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50%	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550	\$65,800	\$70,050
80%	\$47,350	\$54,100	\$60,850	\$67,600	\$73,050	\$78,450	\$83,850	\$89,250
120%	\$89,100	\$101,850	\$114,600	\$127,300	\$1137,500	\$147,700	\$157,900	\$168,050

**\$8,000 Closing Costs forgiven** – paid for by Virginia Department of Housing & Community Development – Neighborhood Stabilization Program (*any closing costs over \$8,000 are the responsibility of the buyer*)

**Earnest Money Deposit = \$500**

Qualified buyers must secure a first mortgage,  
complete a VHDA homeownership class and be income eligible

**\*\*\*Zero Interest; No Payments; Forgiven** after affordability period (*under \$15,000 is 5 years; \$15,000 - \$40,000 is 10 years; over \$40,000 is 15 years*)

**Contact: Karen DeVito at 703-221-4510**

**SHOWN BY APPOINTMENT ONLY**

**WITHOUT THE NSP INCENTIVES,  
BUYER MUST MORTGAGE SALES PRICE LESS DOWN PAYMENT**

