

# 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



**1507 Fort Sumter Court  
Dumfries, VA 22026**

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

**Sales Price: \$147,443**

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

| <u>Area Median Income</u> | <u>First Mortgage Amount</u> | <u>Second Trust Amount***</u> |
|---------------------------|------------------------------|-------------------------------|
| 0 - 50% AMI               | \$101,492                    | \$44,233                      |
| 51 - 80% AMI              | \$116,237                    | \$29,489                      |

### ***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 |

**\$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.

**Contact: Jacob Koch at 571-242-5286**

**SHOWN BY APPOINTMENT ONLY**

**\*\*\*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*)

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

