

CATHOLICS FOR HOUSING, INC.

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

Affordable Housing Opportunity Available



**9150 Kershaw Court
Manassas, VA**

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

Sales Price: \$163,000

Incredible Incentives:

Area Median Income

0 – 50% AMI
51 – 80% AMI

First Mortgage Amount

\$111,240
\$127,540

Second Trust Amount***

\$45,555
\$29,255

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: Gail at 703-367-6741

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**

