

Welcome to Homeownership. It's Affordable!!!

Special Homeownership Opportunity for limited time only for families with income up to 50% AMI.

*You Can Qualify for up to **\$25,000** in Down Payment Assistance!!!*

The Housing Development Corporation of DeKalb (HDC) is offering newly renovated homes for sale that will be available for families who qualify for this special DeKalb County Neighborhood Stabilization Program (NSP). To qualify, you must be pre-approved for a loan, attend homebuyer education training, and your household income and related household size can not exceed the amounts shown here:

2015 HUD INCOME LIMITS

| <u>No. in HH</u> | <u>50% AMI</u> |
|------------------|----------------|
| 1 | \$23,900 |
| 2 | \$27,300 |
| 3 | \$30,700 |
| 4 | \$34,100 |
| 5 | \$36,850 |
| 6 | \$39,600 |



SOLD

\$85,000—3 BR 2BA
Forest East Subdivision
5395 Forest East Ln
Stone Mountain 30088
*Est. Mortgage: \$518



\$110,000—3 BR 2 BA
Hidden Hills Subdivision
4944 Terrace Green
Stone Mountain 30088



SOLD

\$85,000 —3 BR 2 BA
Hairston Hollow
4787 Wyndam Drive
Stone Mountain 30088
*Est. Mortgage: \$518



\$75,000—3 BR 2 BA
Muirfield Subdivision
1192 Perry Way
Stone Mountain 30088
*Est. Mortgage: \$457



\$75,000 —3 BR 2 BA
Creekford Subdivision
6049 Creekford Drive
Stone Mountain 30058
*Est. Mortgage: \$457



\$95,000—3 BR 2BA
Forest East Subdivision
5464 Forest East Ln
Stone Mountain 30088
*Est. Mortgage: \$579



\$95,000—3 BR 2BA
Fox Valley Subdivision
5473 Hedgeflower Court
Stone Mountain 30088
*Est. Mortgage: \$579



\$110,000—3 BR 2 BA
Hidden Hills Subdivision
1556 Linksvie Close
Stone Mountain 30088
*Est. Mortgage: \$669



\$75,000—3 BR 2 BA
Martins Crossing Subd.
5134 Galbraith Circle
Stone Mountain 30088
*Est. Mortgage: \$457



\$75,000—3 BR 2 BA
Martins Crossing Subd
4970 Galbraith Circle
Stone Mountain 30088
*Est. Mortgage: \$457

Amenities Include.
*New Paint, Lighting Fixtures, Tiling,
Kitchen Appliances, Cabinetry,
Carpet, Landscaping,
Manufacturer's Warranty,
& 1 Year Home Warranty,
plus more...*



\$90,000—3 BR 2 BA
Hairston Hollow Subdivision
4810 Fenbrook Drive
Stone Mountain 30088
*Est. Mortgage: \$549



\$99,500—3 BR 2 BA
Laurel Oaks Subdivision
4553 Wellspring Way
Stone Mountain 30083
*Est. Mortgage: \$606



\$110,000—3 BR 2 BA
Saddlewood Subdivision
6242 Silver Spur Drive
Stone Mountain 30058
*Est. Mortgage: \$669

*Est. Mort. based on 4.5% Rate, 580 Credit, doesn't incl Taxes, Ins., or HOA.



For more details on this program and the homes that will be available for sale, please contact:
Patricia Houston, Realtor, PalmerHouse Properties @ 678-598-3359—phsrealestate@gmail.com





Housing
Development
Corporation of
DeKalb

DEKALB COUNTY

Neighborhood Stabilization Program

The Housing Development Corporation of DeKalb (HDC) is offering 17 newly renovated homes for sale that will be available for families who qualify for this special DeKalb County Neighborhood Stabilization Program (NSP).

To qualify, you must be pre-approved for a loan, attend homebuyer education training, and your household income and related household size can not exceed the amounts shown in the chart below. Households can earn up to 50% of Area Median Income (AMI).



2015 HUD INCOME LIMITS

| HH Size | 50% AMI |
|---------|----------|
| 1 | \$23,900 |
| 2 | \$27,300 |
| 3 | \$30,700 |
| 4 | \$34,100 |
| 5 | \$36,850 |
| 6 | \$39,600 |

The DeKalb County NSP Program will provide 22% of the purchase price of the home up to \$25,000 (which includes \$4,000 that can be used towards your closing costs). The downpayment assistance amount will be in the form of a forgivable zero percent (0%) second mortgage. The Buyer must live in the property as the owner-occupant for the term of the second mortgage affordability period.

KEY STEPS INCLUDE:

- Qualifying for a First Mortgage Loan
- Meeting Household Income Requirements
- Selecting one of our Beautiful Homes
- Attending 8 Hours of Homebuyer Education Training
- Contributing 1% towards the transaction

GETTING STARTED

If you are interested in the DeKalb County NSP Program, you or your real estate agent can contact either of the Realtors identified below for all of the program details.



For More Information, don't hesitate to call.

Patricia Y Houston 678-598-3359

Tracey B. Cabrey 678-613-2859



Qualify for up to \$25,000 in DPA!!!

**HUD-APPROVED HOUSING COUNSELING
AGENCIES [2014—2015]**

URBAN LEAGUE OF GREATER ATLANTA

Peachtree Center—International Tower
229 Peachtree St NE, Suite 300 , Atlanta, GA 30303
404-659-1150—Office
Email: info@ulgatl.org
Web: www.ulgatl.org

**THE CENTER FOR PAN ASIAN COMMUNITY
SERVICES**

3510 Shallowford Rd NE, Chamblee, GA 30341
770-936-0969—Office
Email: andy.yoon@cpacs.org/Stephen.lee@cpacs.org
Web: www.cpacs.org

**RESOURCES FOR RESIDENTS AND
COMMUNITIES**

100 Flat Shoals Ave, SE, Atlanta, GA 30316
404-525-4130 Ext. 28—Office
Email: HOC@rrc-atl.org
Web: www.rrc-atl.org

**GREEN FOREST COMMUNITY DEVELOP-
MENT CORPORATION**

3299 Rainbow Dr, Decatur, GA 30034
404-486-5768—Office Fax: 404-486-5756 or 5733
Email: Xavier.edwards@gfcdc.org
Web: www.gfcdc.org

**D&E GROUP, A FINANCIAL EDUCATION &
TRAINING INSTITUTE, INC.**

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