

**\$114,000.00 market value minus
TPHT Grant of \$22,000.00**

**Your Price:
\$92,000.00**

2 Bedroom Condo For Sale

133 Colonial Drive #201, Wilder, VT



Why rent when you can own?

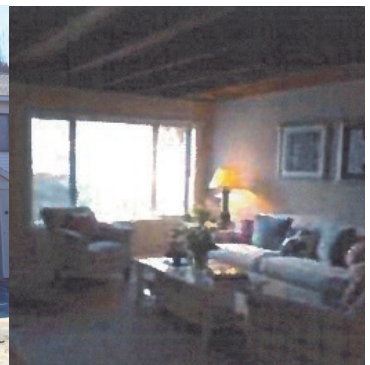
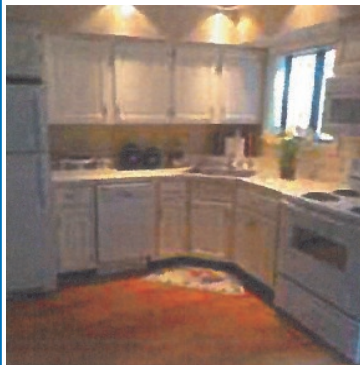
2 bedroom, 1 bath end unit renovated in or around 2012. Pets allowed with restrictions. Within 5 miles of Upper Valley employers, recreation and other essential services. Common amenities include a club house, exercise facility and indoor pool.

MONTHLY HOUSING COST
~\$900 for mortgage, taxes, insurance and condo dues.

**ALMOST 0%
DOWNPAYMENT**

To qualify, the income limit is \$60,840 for one person, \$69,480 for two persons and \$78,120 for three persons.

Closing cost assistance may be available.



*To learn more or to apply, call
Twin Pines Housing Trust
(802) 291-7000 ext 102 or email helen.hong@tpitrust.org.
Ask for Helen.*

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No Down Payment Needed

Twin Pines Housing Trust offers down payment assistance grants which are perpetually (forever) tied to the property, thus keeping that property affordable for generations to come. In exchange for the grant, TPHT gets the first option to purchase back your home when you want to sell once a low or moderate-income buyer has been found. In addition, you share the equity of your home in order to keep the house affordable. Your sale price is based on what you paid of the home plus 25% of the home's appreciation. Finally, as a community land trust, TPHT will own and steward the land under the house and you will enter into a 99-year ground lease for the use of the land, if you purchase a single family home.

Meet Eligibility Requirements

- Have a current & complete Homebuyer Application on file with TPHT,
- Have a Pre-Qualification Letter from an approved lender from the past 60 days, and
- Have completed (or be scheduled to complete) a homebuyer workshop with an approved class provider.

Maximum Income for This Unit, Based on Household Size and Program Funding

	120%
1 Person	\$60,840
2 Person	\$69,480
3 Person	\$78,120

Note: These guidelines are based on gross household income. Income guidelines are subject to change. If your income is close to these amounts, please inquire to see if you would qualify.

In addition to the above eligibility requirements, please note the following:

- TPHT must deem you to be income and asset eligible based on the restrictions of the funding source.
- TPHT requires that you contribute a minimum of \$2,000.00 of your own funds into the purchase (this can go towards the contract deposit, closing costs, and other costs such as a home inspection).
- TPHT's mortgage financing guidelines will apply.
- You may not have an ownership interest in another primary residence at the time of purchase of the home.
- You must occupy this home as your primary residence.
- TPHT charges a \$500.00 buyer fee that is collected at closing (\$1500 for Starlake Village).
- The Condo Association charges a \$400.00 buy-in fee that is collected at closing.



*For more details, please contact:
Helen Hong at (802) 291-7000, ext 102, or helen.hong@tphtrust.org*

www.tphtrust.org