

# \$211,000.00

(\$292,000.00 market value minus  
TPHT grant of \$81,000.00)

## Gile Hill Condominium 3 Bedroom 2 Bath For Sale



This well-maintained 3 bedroom 2 bath Energy Star and LEED certified home is owned and occupied by its original buyer. Just a short bus or bike ride to downtown Hanover, it is conveniently located next door to Dartmouth-Hitchcock Medical Center and I-89, and yet is surrounded by nature and abundant hiking trails in walking distance. Sit back and relax while someone else manages the trash, snow plow and exterior maintenance.

### NO DOWNPAYMENT REQUIRED!

Gross annual income may not generally exceed \$80,600 at the time of application.

Resale limits in exchange for the reduced price, in order to keep the home affordable to future buyers.

This home must be owned and occupied as a primary residence.



For more information or to apply, contact the Homeownership Coordinator at **Twin Pines Housing** at (802) 291-7000 x 102 or visit [www.tphtrust.org](http://www.tphtrust.org).



Twin Pine Housing Trust  
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# No Down Payment Needed!

Twin Pines Housing offers down payment assistance grants which are perpetually tied to the property, thus keeping that property affordable for generations to come. In exchange for the grant, TPH retains the first option to purchase your home at resale. Typically, a home will be sold directly from the seller to an eligible buyer. As a shared-equity home, the price that you receive at resale will be based on the net price that you paid for the home plus 25% of the home's appreciation and 100% of any approved capital improvements. In addition, as a community land trust, TPH may own and steward the land under the house and you will enter into a 99 year ground lease for the use of the land, for the purchase of certain (but not all) single family houses.

## Meet Eligibility Requirements

- Have a current & complete Homebuyer Application on file
- Be income-eligible (using Area Median Income Guidelines) for the property based on the restrictions of the funding source(s)

**Maximum Income at Time of Application:**  
**\$80,600**

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

- The buyer must complete an approved Homebuyer Education Workshop on or before the closing.
- There is a minimum \$2,000 personal savings requirement.
- TPH charges a \$500.00 transaction fee that is collected at closing (\$1,500.00 for Starlake Village).
- The buyer may not have an ownership interest in another primary residence at the time of purchase of the home.



*For more details, please contact:  
Homeownership Coordinator at (802) 291-7000, ext 102, or  
[info@tphtrust.org](mailto:info@tphtrust.org)*

[www.tphtrust.org](http://www.tphtrust.org)

