

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 17 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 home-buyer 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

Renovations Include: New Paint, New Lighting Fixtures, New Carpet and/or Tiling (as needed), New Appliances, Cabinetry & 1 Year Home Warranty!



\$PRICE—3 BR 2BA
Split Level Floor Plan
Mainstreet Subdivision
995 Mainstreet Lake Drive
Stone Mountain 30088



\$115,000—3 BR 2 BA
2 Story Traditional
Hidden Hills Subdivision
4944 Terrace Green
Stone Mountain 30088



\$100,000—3 BR 2.5 BA - 2 Sto-
ry w/ Unfinished Basement
The Summit Subdivision
502 N Summit
Stone Mountain 30083



\$95,000—3 BR 2 BA
Split Level Floor Plan
Hairston Hollow Subdivision
4810 Fenbrook Drive
Stone Mountain 30088



\$PRICE—3 BR 2BA
Split Level Floor Plan
Fox Valley Subdivision
5473 Hedgeflower Court
Stone Mountain 30088



\$77,500 —3 BR 2.5 BA
1 Story w/Finished Basement
Carriage Cluster Subdivision
1238 Mannbrook Drive
Stone Mountain 30083



\$112,000—3 BR 2.5 BA
2 Story Traditional
Allgood Circle Subdivision
4388 Allgood Terrace
Stone Mountain 30083



Housing
Development
Corporation of
DeKalb

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
Tracey B. Cabrey, Realtor, PalmerHouse Properties @ 678-613-2859—traceytaolt@gmail.com





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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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