



Est. 2017

For Sale

Green Construction

5 star energy rating ~ Low Utility Bills

2 story ~ 1,248 sq. ft.

3 Bedrooms ~ 1.5 Baths

Central Air

Entry Ramp

Full Basement

Down Payment Assistance makes
your mortgage affordable!

REALIZE YOUR DREAM

This is your chance
to put down roots in
your community!

Call:

231-347-9070

or visit

www.nmcaa.net
for more info.

See reverse side for details
and buyer guidelines



List Price: \$185,000

33 Bridge Street, Petoskey, MI 49770



TYPE: 2 Story

STYLE: Single Family

BEDROOMS: 3

BATHS: 1

HALF BATHS: 1

LIVABLE SQFT: 1,248

YEAR BUILT: 2017

BASEMENT: Full

LOT SIZE: 60' X 111'

APPLIANCES: All/Energy Star

HEAT/COOL TYPE: Forced air

MASTER: 12' X 15' 4"

2nd BR: 19' 8" X 10' 9"

3rd BR: 15' 11.5" X 11' 10.5"

Highlights

- Meets visitability standards
- 3 Spacious bedrooms
- His and Her closets
- Down payment assistance available

Requirements

Household Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Income Limit	\$37,600	\$43,000	\$48,350	\$53,700	\$58,000	\$62,300	\$66,600	\$70,900

- Buyer selected on a first come, first eligible, first served basis.
- If buyer has liquid assets more than \$20,000, the buyer is required to invest that excess into the purchase before receiving a Homebuyer Assistance loan.
- Minimum Homebuyer Cash Investment: \$1,850
- Must qualify for a minimum mortgage of \$146,000 (if IDA participant) or \$150,000 (if not IDA participant)
- The homebuyer assistance loan will be secured by a lien. When the buyer is no longer the primary resident, the loan repayment is pro-rated or forgiven if more than 10 years have passed.
- Buyer must complete Pre-purchase homeownership counseling through NMCAA, with certificate of completion.
- Buyers and co-borrowers can have no other liabilities or judgements including: collections, unpaid accounts, judgements, and defaulted federal debt.
- Buyer must occupy property within 90 days of closing and maintain property as their primary residence for 10 years.

