Affordable New Home Ownership is Available

120 N. EUREKA AVE.
Columbus, OH

This open concept NEW BUILD in Columbus has room for the family.

✓ 3 Bedrooms
✓ 2 & 1/2 Baths
✓ Large Kitchen Island
✓ Family & Living Room
✓ Covered Entrance
✓ Full Basement
✓ 2 Car Garage
✓ Corner Lot
✓ Main Bedroom Suite
  * Walk-In Closet
  * Private Bathroom
  * Double Sinks
✓ Over 1,700 Square ft.

Interested Buyers, Contact
Homes on the Hill CDC
614-275-4663

This new house could be built for you upon approval and contract.

120 N. EUREKA LOCATION

Homes on the Hill CDC is excited to make home ownership a real option for low-to-moderate income households with income at or below 80% AMI.

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Income 80% AMI</td>
<td>$55,550</td>
<td>$63,500</td>
<td>$71,450</td>
<td>$79,350</td>
<td>$85,700</td>
</tr>
</tbody>
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If the income restrictions fit your household, further information concerning buyer considerations and qualifications can be found on the reverse side of this flier.
Buyer Considerations and Qualifications

- Buyer’s Total Household Income must be at or below 80% AMI per household size as set by HUD for 2023. (Refer to income guidelines chart on the front of this flier.)
- The house must be owner occupied and not purchased for use as rental property.
- Interested buyers must be pre-qualified for a mortgage loan in an estimated range of $175,000 to $200,000.
- Written proof of mortgage pre-qualification is required in order to be considered and to move forward.
- Once initial qualifications have been confirmed the buyer and their agent may then execute a real estate contract with HOTH.
- The sales price of the house will ultimately be based on the lender’s appraisal of the house at 120 N. Eureka.
- A limited City of Columbus “Affordability Gap Grant” is available for this property.*

*The buyers’ final mortgage loan amount may be adjusted through the use of a City of Columbus “affordability gap grant.” The grant aims to cover the difference between the purchase price and a mortgage amount that will put the buyer’s payment within the acceptable debt to income ratio for the lender.

Interested Buyers Should Contact

Homes on the Hill
Community Development Corporation

614-275-4663
Info@hoth-cdc.org • www.hoth-cdc.org

A HOTH Affordable Housing Development