



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.

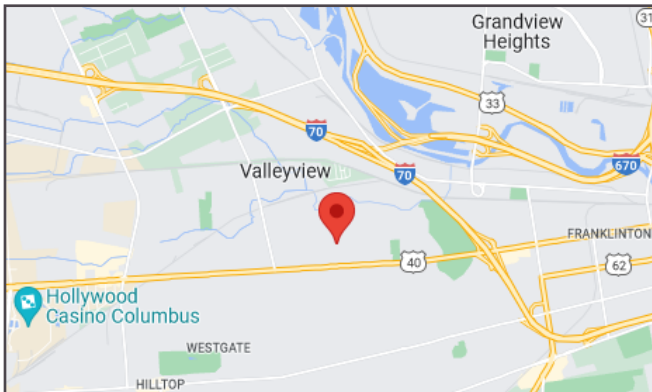


Interested Buyers, Contact
Homes on the Hill CDC

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.

HUD 2023 INCOME GUIDELINES

Household Size	1	2	3	4	5
Max Income 80% AMI	\$55,550	\$63,500	\$71,450	\$79,350	\$85,700

If the income restrictions fit your household, further information concerning buyer considerations and qualifications can be found on the reverse side of this flier.



Affordable Housing Development

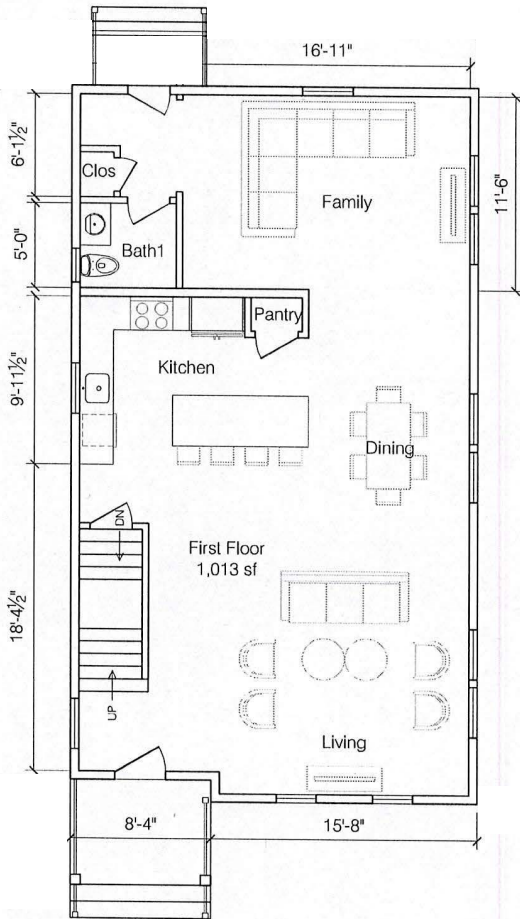
Homes on the Hill has been providing quality affordable housing for over 30 years. We've developed well over 100 single family homes and apartments in the greater Hilltop area. We continue strengthening neighborhoods each year, providing more quality homes for low-to-moderate income families and individuals.



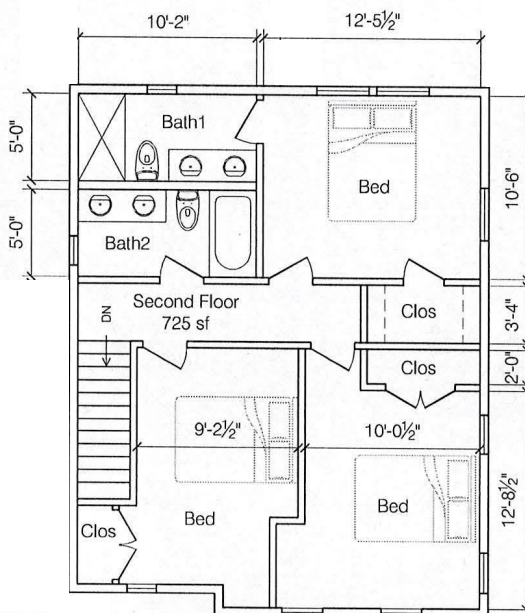


120 NORTH EUREKA AVE.

Columbus, OH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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.*

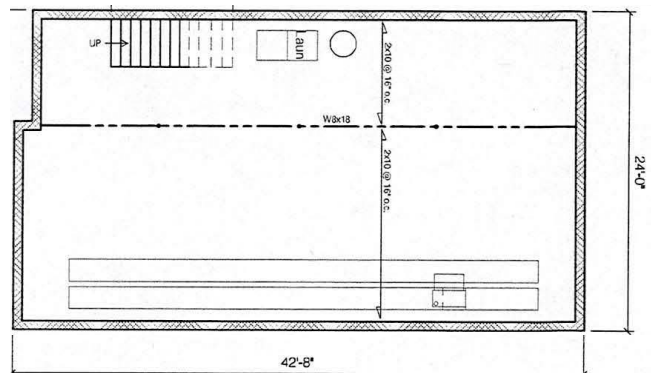
*The buyers' final mortgage loan amount may be adjusted through the use of a City of Columbus "affordability gap grant." The grant aims to cover the difference between the purchase price and a mortgage amount that will put the buyer's payment within the acceptable debt to income ratio for the lender.

Interested Buyers Should Contact



614-275-4663

Info@hoth-cdc.org • www.hoth-cdc.org



BASEMENT PLAN

A HOTH Affordable Housing Development

