

# Genesis Housing Corp **AFFORDABLE HOME PURCHASE PROGRAM**

## Pottstown House For Sale

**Special Opportunity** through a unique **Genesis Housing Program** provides a **zero interest second mortgage loan** with no monthly payments for the qualified buyers to be able to afford a fully renovated Hobart's Run home on a \$140,000 budget.



- ◆ *Sales Price = **\$175,000***
- ◆ *Buyer obtains first mortgage from lender = **\$140,000***
- ◆ *Montgomery County provides a **0% interest, no monthly payment** second mortgage = **\$35,000***  
*Second mortgage is forgiven over 15 years*
- ◆ *Buyer funds = **Minimum of \$3,000***
- ◆ ***Owner occupied ~ No rentals permitted***
- ◆ *Est. payment = **\$ 1,288/ month** (mortgage, taxes & insurance)*

Eligibility requirements include, but are not limited to:

- ◆ *Good credit & savings for down payment*
- ◆ *Household income restrictions:*

1 Person	2 Persons	3 Persons	4 Persons
\$59,050	\$67,450	\$75,900	\$84,300

*Hobart's Run HIP Incentive (**\$5,000**) closing cost grant available to qualified buyers!*

*If you have any questions, please call:*

*Genesis Housing Corp at 610-275-4357*

*Questions can also be emailed to [info@genesishousing.org](mailto:info@genesishousing.org)*



Estimated payment based on a 30 year mortgage at 7%, taxes of \$267/month and home insurance at \$90/month. This project has been funded through Montgomery County's HOME Program. Genesis Housing is committed to equal housing opportunity without regard to age, disability, family status, gender, national origin, political affiliation, race or religion.