

FOR SALE



SOUTH
6TH
STREET

Welcome to an old-fashioned neighborhood revitalizing the heart of a small town. Wide front porches invite residents to gather, sidewalks for the kids to play on and a patch of green

grass to wiggle your toes in. This is your new home, with light filled rooms, big kitchens and open floor plans. Located in a place where you can walk to the farm market or catch the bus to work on the corner.

Seven moderately priced homes available for first-time buyers, plus closing cost assistance is available for qualified purchasers, and a price that is partially determined by how much you are able to pay. More information at westmorelandhome.info or call 724-779-1437.

www.westmorelandhome.info

SOUTH 6TH STREET, JEANNETTE, PA 15644



PROPERTY DETAILS

3 Bedrooms

1.5 or 2 Bathrooms

Open Floor Plan

Eat-In Kitchens

1st Floor Laundry

New Appliances

ENERGY STAR

Central Air and Heat

Off Street Parking

ADA Visitable / Accessible

Covered Front Porch

Easy Care Yard

Quiet Neighborhood

Close to Businesses

Near Public Transportation



Christa Ross, REALTOR

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www.westmorelandhome.info

**Priced between
\$66,500-\$109,000**

PRICES

South 6th Street home price is based on what you are able to pay, as determined by your mortgage lender. Each home can be sold between 70% of the appraised value up to the maximum amount you qualify for OR the appraised value, whichever is lower. This means that you won't pay more than the maximum price, but could pay up to 30% less. Closing cost assistance may be available.

House Number	Minimum Price	Maximum Price / Appraised Value
308	\$76,300	\$109,000
312	\$76,300	\$109,000
406	\$66,500	\$95,000
408	\$66,500	\$95,000
410	\$66,500	\$95,000
412	\$66,500	\$95,000
414	\$66,500	\$95,000



INCOME

These homes have been developed to provide beautiful homes to moderate income first-time buyers. Most of the homes have income restrictions that require them to be sold to buyers whose income does not exceed 80% of the area median income.

308 and 312 South 6th Street DO NOT have an income restriction and may be sold to any first-time home buyer regardless of their household income.

Please see the chart below for allowable household income, based on family size.

Family Size	80% AMI
1	\$36,750
2	\$42,000
3	\$47,250
4	\$52,500
5	\$56,700
6	\$60,900

2ND MORTGAGE

The difference between your purchase price and the appraised value will be added as a Westmoreland County Soft 2nd mortgage. The Soft 2nd charges no interest, requires no payments, is reduced by 1/10th for each year the homeowner stays in the home, and is removed after 10 years. Should the owner sell prior to 10 years, they are able to price the home at market value. Repayment will only be required if there are enough proceeds to cover the outstanding amount. Prior to final execution of a sales agreement the buyer must meet with Westmoreland Community Action and review the Soft 2nd mortgage documents.



SOUTH
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STREET



The ENERGY STAR label means better quality, better comfort, and better durability. It also means your new homes is a better value for today, and a better investment for tomorrow. New homes that earn the ENERGY STAR label deliver **energy efficiency savings of up to 30%** when compared to typical new homes - and the difference is even more striking when put side-by-side with most resale homes. Learn more at energystar.gov.



WCA offers a **Housing Counseling and Money Management** class which buyers are required to attend. The class offers valuable tips for first time homebuyers on budgeting, financing, home maintenance and more.

406 South 6th Street



406 South 6th Street was specifically designed to be ADA compliant and wheelchair accessible with a 1st floor bedroom and full bathroom. Open floor plan, barrier-free entry and other features make this the perfect home for those with mobility limitations.



South 6th Street is a community revitalization partnership with the City of Jeannette, Westmoreland Community Action and Westmoreland County Department of Planning and Development.

For more details visit www.AffordableHomesWestmoreland.com

