

445 Loras Blvd

Special lending guidelines for income-eligible homebuyer. All are encouraged to inquire and apply!

Duplex – Owner occupies one unit

Rental income with 2nd unit

PRICE: \$114,900

BEDROOMS: 2 BATHROOMS: 1

IN BOTH UPPER AND LOWER UNITS

HIGHLIGHTS: Newly remodeled kitchens and bathrooms (cabinets, countertops, luxury vinyl flooring & sinks). New SS kitchen appliances

New washer & dryer, dishwasher in lower unit

Updated electrical and plumbing

New light fixtures

New carpet in bedrooms

Refinished hardwood floors.

New power vent water heaters

New central air conditioning in both units.

Units individually metered

Off street parking

Fantastic opportunity to own your home and bring additional income! Buyers to meet income guidelines. One unit must be owner occupied. HOME Workshop Certificate required.

PURCHASE INCENTIVES: The City of Dubuque is offering a long-term, no-interest loan of 20% of the purchase price. For this property the incentive would be \$22,980 based on purchase price of (\$114,900) Loan would be 0 monthly payment; 0% interest until sale of property. Must be income eligible based on household size. See reverse side for details.

CONTACT: Rick Held, Affordable Housing Network 319-784-2150 or rheld@fouroaks.org



Requirements

Complete Homeowner Workshop - Buyers are required to complete the Home Ownership Made Easy (HOME) Workshop. Contact the Housing and Community Development Department at 563-690-6094 or visit www.cityofdubuque.org/housing.

Landlord Support Program

Seller will provide buyer with training and support to become a successful landlord. Participation will be required.

Additional Requirements - If the buyer applies for the 20% long-term, no-interest loan with the City of Dubuque they will be required to contribute a down payment of 3% of the purchase price of the home. 1% of the money must be the borrower's, 2% can be gifted money. The IFA FIRSTHOME Plus Down payment/Closing Cost/Repair Assistance Program or any other grant program cannot be counted towards the owners' requirement of 3%. See the **Homebuyer Program** pamphlet for further details.



INCOME GUIDELINES:

Household income that falls under of these income guidelines is eligible .

Household Size	<80% MI
1	\$46,450
2	\$53,050
3	\$59,700
4	\$66,300
5	\$71,650
6	\$76,950
7	\$82,250
8	\$87,550

For more information regarding the incentives program, please contact the City of Dubuque Housing & Community Development Department at 563.690.6094 or kneyen@cityofdubuque.org

