



Affordable Homeownership Opportunity at 434-436 Asbury Street, Hamilton, MA

Essex County Habitat for Humanity is offering 1-, 2-, and 3-bedroom duplex homes in a 10-home development in Hamilton for purchase to qualified buyers.

To learn more, join us for a family information session on:

**Tuesday
August 9
6:00 PM**

at:
Hamilton-Wenham Library
14 Union Street
Hamilton, MA 01982

or

remotely
via Teams
Meeting
on:

**Saturday
August 13
10:00 AM**

Register for an info session at:

Visit www.essexcountyhabitat.org/current-homeownership-opportunities/ to register to attend one of these homeowner information meetings. If you can't attend either session, you can also register to have the Zoom recording emailed to you.

To apply for homeownership:

Visit www.essexcountyhabitat.org/application/ to get an application and instructions for applying. Applications are also available at Hamilton Wenham Public Library and Hamilton Town Hall. Applicants who meet eligibility requirements will be entered into a lottery (to be held on November 16) and, if chosen, will become a prospective Habitat homeowner.

Deadline to apply is: August 31, 2022

To qualify:

You must be a first-time homebuyer and have a qualifying household income (see chart). You will also be required to contribute 240-360 hours of "sweat equity" working on your home or other Habitat homes.

Cost to you:

- Sales Price: 1BR \$173,000, 2BR \$195,000 3BR \$217,000
- Closing costs are approximately \$5,000
- Mortgage, taxes, insurance, and condo fees are approximately \$1,400 - \$1,750*/month



QUALIFYING HOUSEHOLD INCOME		
Household Size	Minimum	Maximum
1	\$ 39,150	\$ 58,920
2	\$ 44,750	\$ 67,320
3	\$ 50,350	\$ 75,720
4	\$ 56,080	\$ 84,120
5	\$ 60,400	\$ 90,900
6	\$ 64,875	\$ 97,620

Based on 40%-60% of 2022 HUD-defined Area Median Income. Subject to change.

A free translation service will be provide on request.

Essex County Habitat for Humanity
14 Park Street, Danvers MA 01923
(978) 681-8858
essexcountyhabitat.org for more info

In accordance with the Equal Credit Opportunity Act and the Fair Housing Act, Essex County Habitat for Humanity does not discriminate with regards to race, color, religion, national origin, sex, handicap, family status, marital status, receipt of public assistant income or age (provided that the applicant has the capacity to enter into a binding contract).

*All amounts listed above are subject to change.

