

# Up to \$154,000 in Down Payment Assistance (DPA) Brand New *Affordable*, Single Family Homes

On sale at Casas de Bryn Mawr in Loma Linda, CA



## Property Highlights: (Under Construction)

- 3 Bedroom / 2 baths, detached homes, no home owners association
- Approximately 1,290 sq ft, ADA adaptable, energy efficient, solar ready
- Attached two car garage plus front and rear yards. Approx 4,300-5,000 sf lots
- Four homes: 25918, 25922, 25932, 25942 Juanita St., Loma Linda, CA 92318

## Applicant Qualifications:

- All are welcome to apply with preference given to households with at least one member who is an US Veteran (DD214) or active-duty military in good standing
- Pre-qualified for first mortgage (not FHA)
- Income restrictions - gross annual income not to exceed figures on next page
- 5% buyer-paid down payment, negotiable
- (Additional rules apply.)



Homes developed by a non-profit affordable housing corporation



\*\*Details about DPA on next page\*\*



For details about the homes go to [www.nhsie.org](http://www.nhsie.org)  
Talk to Fabian Casarez of NHSIE Realty 951-377-7152



## Casas de Bryn Mawr Homes Up to \$154,000 Down Payment Assistance to Low Income Households, Preference for US Veterans

- Gross Household Income all adults not to exceed 80% of Area Median Income (AMI) based on household size below. Other restrictions and rules apply.

Income Not to Exceed	1* Persons	2* Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
2020 80% AMI Limit	42,200	\$ 48,200	\$ 54,250	\$ 60,250	\$ 65,100	\$ 69,900	\$ 74,750	\$ 79,550

- Down payment assistance options as soft second+ mortgages up to ~**\$154,000 per buyer**. Mix of forgivable and repayment required junior loans from various sources.
- Preferred list of mortgage lenders: (Any HUD-approved mortgage lender may be acceptable).
  - CIT/OneWest Bank
  - Wells Fargo Bank
  - CalVet
  - Union Bank
  - Mountain West Financial
- Please contact Fabian Casarez of NHSIE (see below) for important lender and program updates.
- Buyer must be a first time home buyer (not owned a home within the last three years), complete a HUD-Certified home buyer education class and live in this home as a principal residence.
- Pre-qualified applicants will be placed into a lottery with a preference for US Veterans or active duty military in good standing to be held in July 2020. Homes expect to be completed ~July 2020.

### Details about Casas de Bryn Mawr:

- Down payment comes with 45-year resale restrictions or covenants, i.e., homes for 45 years can only be resold to another low-income household. Other restrictions and repayment terms apply. (See also other side)
- Close proximity to the VA Medical Center and new VA Outpatient Center. Within a one mile radius to major jobs and transportation corridor around Loma Linda University, the Loma Linda Medical Center, and City government offices. Loma Linda - one of only five original Blue Zones ® healthy communities in the world!

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