

## 2126 S Pennsylvania Joplin

Buyer cannot exceed household adjusted gross income for the previous and current year as follows:

Persons	1	2	3	4	5	6
Income	\$28,350	\$32,400	\$36,450	\$40,350	\$43,700	\$46,950

HSTCC (Harry S Truman Coordinating Council) will qualify buyer for the income restriction. Required form is attached.

A deed restriction will be placed on the property for the difference between the first mortgage and appraised value. The buyer will not be required to make monthly payments on the deed restriction. The amount of the deed restriction will be decrease by a predetermined percent each year over a predetermined period (until the total is forgiven) as long as the property is the buyer's primary residence. The buyer will not be required to repay the balance of the deed restriction unless the property is sold or no longer used as buyers' primary residence.

Loan preapproval and income verification (homebuyer's assistance application) are to be submitted with the offer.

Seller will pay closing costs and approved prepaid. Seller will also assist with the down payment required by the lender. These amounts will be included in the deed restriction.

Buyer will be required to attend homeowner class prior to closing.

Updated 12/ 10/2014