

# New Single Family Homes for \$168,000

Additional buyer subsidies available



The First Community Land Trust of Chicago is offering new affordable single-family homes in West Humboldt Park:

- 3 bedroom
- 1 3/4 bath
- Over 1,900 square feet
- Spacious floor plan
- 2 car parking pad

*Affordable single-family homes in West Humboldt Park for first-time homebuyers with a good credit history. Make your dream of owning your own home a reality.*

*Please contact Janece or Tom at 773-342-0036 for additional information.*

Please see reverse side for restrictions and income requirements.

**First Community Land Trust of Chicago**



3620 W Chicago Ave, Chicago, IL 60651  
773-342-0036

## Requirements:

- First time homebuyer (cannot have owned a home or co-signed on a mortgage within the last 4 years)
- Credit score acceptable to lender
- No unpaid collections, judgments, or charge-offs
- Any bankruptcy must have been discharged for at least 2 years
- No unpaid child support
- No unpaid City fees (ex. parking tickets, etc)
- General history of on-time payments

**Housing Debt Ratio: < 30%**

You cannot pay more than 30% of your income towards housing (mortgage, taxes, & insurance)

**Debt to Income Ratio: < 41%**

You cannot pay more than 41% of your income towards total debt (mortgage, taxes, insurance, car loans, student loans, credit card debt, etc)

### MAXIMUM HOUSEHOLD INCOME LIMITS

Buyers must qualify and not exceed 60% of Chicago area median income

Household Size	1	2	3	4	5	6	7	8
	31,680	36,180	40,740	45,240	48,840	52,500	56,100	59,700

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