

## 2436 Selma Ave.

**Sales Price = \$245,000**

East Tennessee Housing Development Corporation (ETHDC) offers this new construction, 3 Bedroom / 2 Bath home for sale for \$245,000. ETHDC developed this home with federal funding and can **ONLY** sell it to a HUD-qualified buyer. Investors and cash buyers **CANNOT** buy this home. Below is a short list of buyer requirements. If you meet the points listed below and have read through the information below, please contact ETHDC staff for the next step (contact information listed at the bottom of the page).

### Eligible buyers must:

- Be below the income limits shown below. Must count the income of everyone in the household.
- Have a minimum credit score of 650.
- Have a 1% down payment currently saved (\$2,450) in your bank account.

### Current Household Income Guidelines

*amounts subject to change*

Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (80%) Income Limit	\$51,000	\$58,250	\$65,550	\$72,800	\$78,650	\$84,450	\$90,300	\$96,100

Down-payment and closing cost assistance for this project is available, up to \$50,000 for eligible buyers! You are not required to repay the down-payment assistance as long as program requirements are met. ETHDC staff will help you with calculating the amount down-payment assistance you might qualify for.

You can use "Gift Funds" from family and friends for the purchase of this house!

If you have a KCDC Section 8 Housing Choice Voucher, you are encouraged to apply. Your voucher amount may be used to pay a portion of your mortgage payment.

Equal opportunity - ETHDC is committed to non-discrimination and equal opportunity in housing and will seek to attract eligible homebuyers without regard to race, color, religion, sex, familial status, national origin, age or disability.

For more information or to apply, contact:

ETHDC  
Assistant Director  
Todd Kennedy  
Voice/Text - (865) 312-4612  
Email - [thkennedy@gmail.com](mailto:thkennedy@gmail.com)