

*Down Payment Assistance
Available to Qualified
Buyers*

- Up to \$36,000 DPA available, off of \$273,000 price of home
- Certain Guidelines Apply
- Buyer to Contribute \$1,000
- Homebuyer Education Workshop Completion
- Required Income Limits (see below)

Household Size	Maximum Household Income
1	\$69,450
2	\$79,400
3	\$89,300
4	\$99,250
5	\$107,200
6	\$115,100
7	\$123,050
8	\$131,000

- Call Now to Start the Application Process

LIFE IN CHERRY COUNTY—

Life in Cherry County, Nebraska is enhanced by its friendly communities, a wealth of educational opportunities, state-of-the-art healthcare and medical facilities, and small-town living with excellent amenities.

Along Hwys 20 and 83 in Cherry County, Valentine serves as the county seat. Situated just south of South Dakota, the town is offers simple access to Rapid City or North Platte.

The region is also a beautiful place to live. Lakes and rivers decorate the landscape, and the gently rolling Sandhills glow with ever-changing beauty in Nebraska's four-season environment. There are several recreational areas to explore, which offer beautiful views, camping, hiking, and so much more.

The city offers an array of options for entertainment, recreation, shopping, and the arts and culture. Cherry County provides an enhanced quality of life for its residents and a wealth of opportunities for visitors.



*Valentine. Nebraska
3 Bed 2 Bath Home For Sale
217 N Ray St.*



- Quality-Built Homes for Qualified Buyers Only
- Attractive Design—with 1,348 sq. ft. of living area first floor
- Single stall garage
- Down Payment Assistance Available

Mark Hagge, Executive Director

308-730-2293

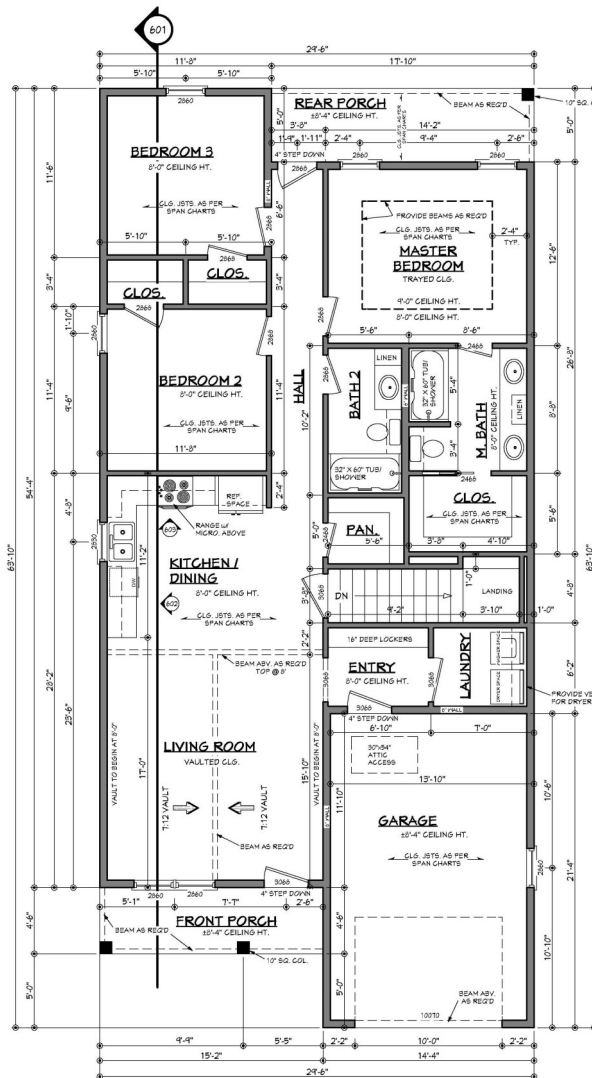
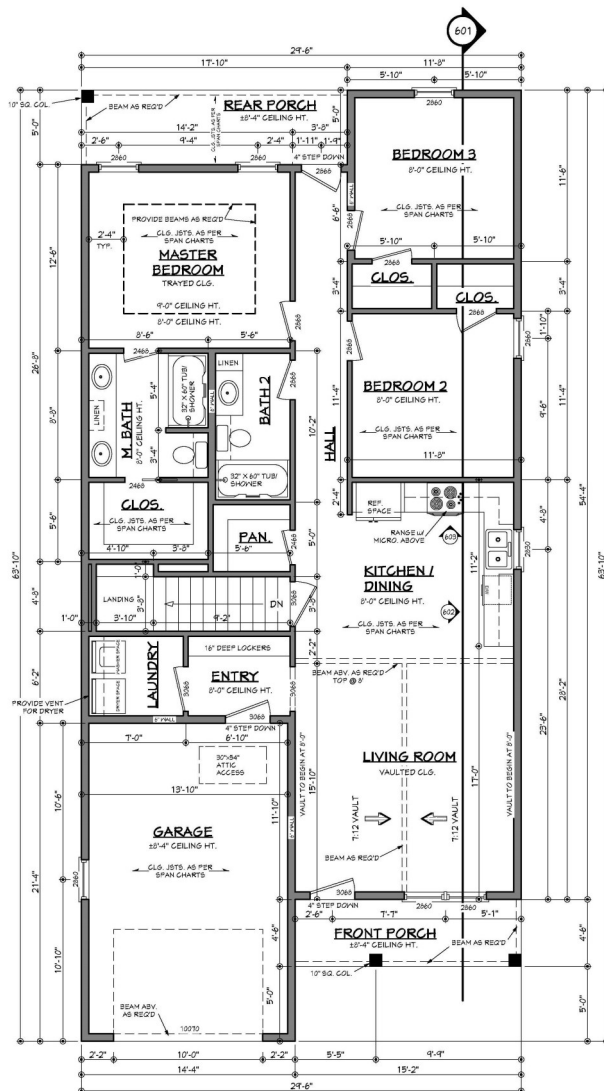
Mark.Hagge@ValentineNE.gov

3 Bedroom Ranch Style

\$273,000—For Income-Qualified Buyers Only

(purchase price/amenities subject to fluctuating construction costs)

- 1,348 Sq. Ft. Living Space ● Single-stall Garage Ranch ● Style, Open Design
- 3 Bedrooms, 2 Baths (1 Main, 1 Master) ● Full Unfinished Basement



Affordable Pricing

(Example)

\$273,000—Purchase Price (example)
(36,000) - Maximum DPA Available
 \$237,000—1st Mortgage Required

Monthly Expenses: *(estimated)*

\$ 1,420.00—Monthly House Payment (Principal & Interest) for \$237,000 mortgage @ 6% Interest, 30-year loan

0.00—Down Payment Assistance*

300.00—Property Taxes

150.00—Homeowner's Insurance

\$ 1,870.00—Monthly Housing Costs

How does this compare to affordability calculations?

\$99,250—Family of 4 income limit for DPA

Program

X 38% - Back End Housing Ratio**

\$ 3,143.00 —Monthly Debt Payment

*Down Payment Assistance—50% forgiven over 10 years as primary residence; 50% repayable upon sale or if home ceases to be primary residence

**Estimated percentage of all debt allowed (includes housing costs, credit cards, loan payments) for annual household income

(based on 4-persons). Check with your bank for their percentage allowed.