

BRING YOUR FAMILY HOME TO ONE OF OUR HOUSES

Does your New Year's resolution include buying your first home, your second home, or a house that would be big enough for your aging parents to live with you or next door? Do you wonder if you have enough



Sunbridge, Waybridge Lane

money for the downpayment or to pay the monthly payments? Are you worried about your credit? Do you know where to start? The good news is there is an organization called the Housing Partnership of Winston-Salem/Forsyth County that can help you. So what is the Housing Partnership? It is a nonprofit organization that develops new or rehabilitates existing "affordable" housing for sale to area families with modest incomes. It also helps prospective homeowners prepare for the home buying process through a series of workshops and one-on-one counseling offered by its "sister" organization, the Center for Homeownership. And best of all, the Housing Partnership and its lending partners (local banks, the city and county) offer very special financing programs, including some grant money for eligible buyers, for first time homebuyers with low to moderate incomes to make the homes affordable and our staff will be your guide through the process so you don't have to do it alone.

Okay, you say. But how much do I need to pay up front, where are the houses, and what will be my monthly payment? A lot depends on your particular financial situation and the loan products you choose. But generally, Housing Partnership buyers have to place \$1,250 as a downpayment and up to another \$1,000 toward closing costs. We have choices of locations where you can buy your home, but in order to get our special financial assistance, you would need to buy in one of our developments. Our new subdivisions are in five locations in Winston-Salem and one in Kernersville and we have four existing homes that we have rehabilitated that are for sale in Winston-Salem. The houses are really nice, too, with three or four bedrooms, two baths, and the usual kitchen, laundry area, dining room, living room, front porches, patios, and a landscaped yard. If you can afford it, some houses have extras like garages, fireplaces, garden tubs, and vaulted ceilings. You get to choose from a list of builders and he or she will build a house to meet your needs. We can't really say what your monthly payment will be because that

depends on the house you choose to meet the needs of your family and your budget. Our special financing is what makes the difference and keeps your mortgage payment including taxes and insurance about 30% of your pay before taxes. And, if you are in the process of buying a home through the Housing Partnership, we offer a free tax preparation service to make sure you get the earned income credit and any other credits for which you may be eligible. This could mean you get more money back with your tax refund and for those who choose the advanced earned income credit, you should get more money in your paycheck, too. You can use that tax return as the downpayment on your new home.

The Housing Partnership staff is ready to help you realize your dream of homeownership. If we can't help you, we will point you in the right direction. You'd be surprised at how many programs that are available to help. You owe it to yourself and to your family to call and get started on the path to homeownership. If you want to be inspired, drive out to Esquire Place, one of our developments. To get there, drive north on Reynolda Road to Shattalon Drive and take a right. Go two blocks east to Squire Road and take a right. Go one block and cross Morningside Drive. You will see a sign for Esquire Place. Also, take a look at Sunbridge Place II, our in-town subdivision located in the 1000 block of Sunset Drive which is off Academy Street near Peter's Creek Parkway. Then give us a call at 725-8704 Ext. 102 or 104.

As one of our homebuyers said "just imagine five persons living in a home and only one working. To purchase this home is nothing but a miracle for me and my family. That's why the name of my home will be the Miracle House."

Happy New Year,

Jane Milner, Olivia Gaddy, Clare Wallace and Carrie Chandler and the Board of Directors of the Housing Partnership.

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