# NHSSA HOME for SALE 139 Yucca, San Antonio, 78203

Neighborhood Housing Services 851 Steves Ave., SATX 78210

www.NHSofSA.org











Call NHSSA today about this affordable home!

Laura Furst Client Services Manager 210-533-6673 Ifurst@nhs-satx.org With mortgage rates at all-time lows, you should take a look at getting started on your road to homeownership. Neighborhood Housing Services SA is now offering a newly constructed, beautiful home on 139 Yucca St., which is near Roland Ave. and Interstate 10. The home is only a few weeks away from being completely finished and ready for occupancy. If you would like more information, please call NHSSA at: 210-533-6673.

- Type: New Construction
- Sale Price: \$164,900
- Size/floor plan: 2 bedroom, 2 bathroom; 880 square feet of living space; 6,000 square foot lot
- Availability: September 2021
- Large back yard
- View a slideshow of some current photos and a floor plan diagram at: <a href="www.nhsofsa.org/homes">www.nhsofsa.org/homes</a>
- Down payment assistance is available



### SAMPLE HOMEBUYER FINANCIAL OUTLOOK

# 139 Yucca, San Antonio, TX 78203

2 bedroom / 2 Bath Home

## **\$164,900 SALES PRICE\***

## Prepared on 8/27/2021

# FY 2021 Fair Market Rent for 2 Bedroom Unit, Zip Code 78203: \$910 Per Month

# FY 2021 AMI Income Chart for San Antonio, Texas

Family Size:	1	2	3	4	5	6	7	88
80% AMI	41,550	47,450	53,400	59,300	64,050	68,800	73,550	78,300
120% AMI	62,300	71,200	80,100	88,950	96,100	103,200	110,280	117,480

# **Finance Example:**

Sales Prices \$165,000 @ 3.5% for 30 years with 5% Down Payment Requirement:

Principal Amount of New Loan: \$156,750 (\$8,250 Down Payment)

P & I Monthly Payment: \$704

Property Tax \$300 (\$3,600 Annually)

Home Insurance \$ 70 (\$840 Annually)

Mortgage Insurance \$100 (\$1,200 Annually)

TOTAL Monthly Payment: \$1,174

## Family of 4 Affordability Test (80% AMI):

**\$59,300** / 12 = \$4,942 Gross Monthly Income

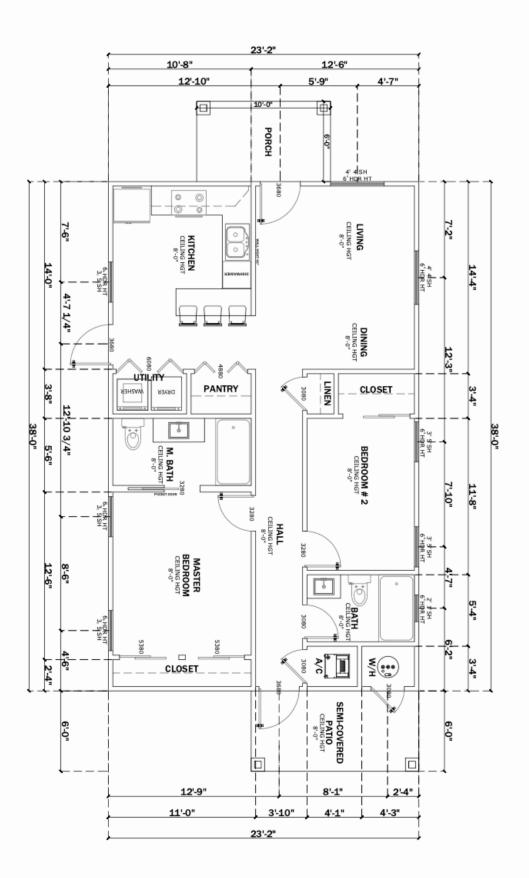
\$4,942 x 30% Housing Expense = \$1,482 (This Family can afford this home, in theory)

# Family of 1 Affordability Test (80% AMI):

 $$41,550 / 12 = $3,462 \times 30\% = $1,039$  (this person would need subsidy to qualify)

\*This document is for illustration purposes only. A family interested in buying our homes should contact a lender of their choice.





# 139 Yucca St.

San Antonio, Texas 78203