

Your New Home

NEW BUILDER HOMES by RNL Homebuilders: Affordable, efficient, sustainable homes developed by the City of Bryan Community Development Services Department for purchase only by income-eligible households under the City's Homebuyer Assistance Program. 3/2 in central Bryan within walking distance of downtown. Split plan, granite kitchen counters, under-mount stainless kitchen sinks, brick and Hardie-panel exterior, covered porches, crown molding, ceramic tile in all wet areas. Automatic garage door openers, radiant barrier roof decking, and gas, Energy Star-rated appliances. Pet-friendly large lots with wood privacy fences. Sod front yards. Come live, work, and play near downtown Bryan to experience *the Good Life, Texas Style.*

Offered by the City of Bryan Community Development Services Department See additional information:

<http://www.bryantx.gov/community-development>

(Reverse Side Additional Information)

Phone: 979-209-5175

E-mail: CommunityDevelopmentWeb@bryantx.gov

Seller representation by Art Roach, Broker, REALTOR® (979) 450-1919

\$115,900



406 or 410 W. 18th St. | Bryan Townsite, Bryan | TX | 77803

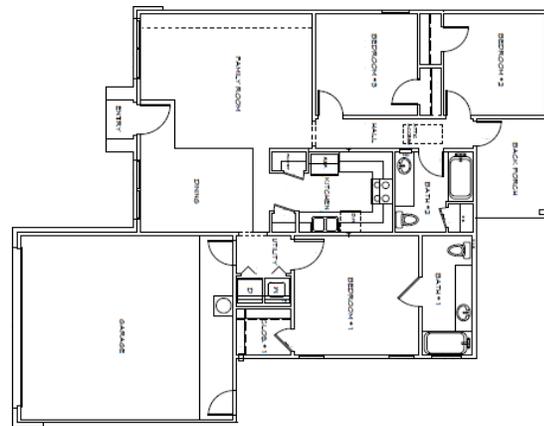
- 3-Bedrooms/2 Bath
- Covered back porch
- Under-mount stainless kitchen sink
- 2-Car Garage
- Wood Privacy Fence
- Gas Heat, Stove/Oven, Water Heater
- Split Plan
- Granite Kitchen Counter
- Brick/Hardie Panel
- 1,159 Sq. Ft. (Plan)

All appliances convey. Washer & Dryer available \$940 for pair. Income-eligible purchasers only. All information provided subject to Buyer verification. Source of Square footage: Builder Plan.





For Sale: 406 W. 18th St., New Homes with **Down Payment Assistance for income-eligible homebuyers in Bryan:**



List Price: **\$115,900**
 Heated Area: **1,159 sq.ft.**
 Lot Size: **6,670 sq.ft.**
 Construction Completion: **Now Complete**

Features: New construction by RNL Homebuilders near downtown Bryan, 2-Car garage, brick veneer with Hardie® siding, all Energy Star-rated appliances, range, refrigerator, microwave, vent hood, ½ h.p. food disposer, washer/dryer (if needed), 14 SEER High-Efficiency AC, ceramic tile in wet areas, 6’ wood privacy fence. **Directions:** From Texas Ave., turn west onto MLK, then right onto N. Sims one block, homes are on the left corner of 18th & Sims.

Schools (BryanISD.org): K-1-2-3-4-5, Neal
 6-7-8, Sam Rayburn
 9-10-11-12, Rudder

To Qualify: Households must (1) Earn less than the maximum allowable limits based on the number of residents (see below):

Maximum Allowable Income Limits	
Residents in Household:	Annual Income Limit:
1	\$32,200
2	\$36,800
3	\$41,400
4	\$46,000
5	\$49,700
6	\$53,400
7	\$57,050
8	\$60,750

- (2) Earn at least enough income to afford the monthly payments (minimum of approximately \$34,000/yr, Total monthly payment estimated \$923/mo);
- (3) Have sufficient credit to qualify for a mortgage through a state-licensed lender;
- (4) Have a minimum of \$1,000 available to put toward the purchase.
- (5) Become approved to participate in the City’s Homebuyer Assistance Program (information and application available here: http://www.bryantx.gov/departments/?name=homebuyer_assist)

(6) Coordinate with Community Development staff to submit a purchase contract for consideration and approval by the City Council.

Income-eligible purchasers only. Contact: City of Bryan Community Development Services Department, Homebuyer Assistance Program, 405 W 28th, Bryan, Tx 77803 (979) 209-5175. Email: aroach@bryantx.gov or (979) 450-1919.

