

# The Best Time to Buy Just Got Better!

Own a new home for  
**\$846/ month**

You can enjoy homeownership in one of Harrisburg's most popular communities & take advantage of the newly expanded Federal Tax Credits (up to **\$8,000\*\***)



**3.25% + \$5,000 closing cost help!**

Ivy Ridge

SWATARA TOWNSHIP

**\$1,108/ month**

#### Townhomes

- 3 B.R. 2 & ½ bath designs
- Attached garage & full basement
- Homes ready right now!
- Energy Star high efficiency gas heat
- Master B.R. on main level is available
- **\$8,000** first time buyer tax credit!

\$185,900	Purchase Price
\$179,390	Maximum FHA Mortgage Amount
\$6,510	Minimum Down Payment Required
\$780.72	Principal & Interest
\$65.00	Monthly HOA Fee
<b>\$845.72</b>	Monthly Payment

#### Single Family Homes

- From the low \$200's
- Two homes ready right now!
- Many exciting floor plans & features.
- Energy Star high efficiency gas heat
- Minutes from I-83, I-81 & Turnpike
- Central Dauphin Schools
- **\$8,000** first time buyer tax credit!



#### Lot #58 "Brighton" Design

\$207,900	Purchase Price
\$200,623	Maximum FHA Mortgage Amount (Approx. APR: 5.25%)
\$7,277	Minimum Dow Payment Required
<b>\$1,107.85</b>	Principal & Interest Monthly Payment

Financing Programs are available to allow you to customize your terms and payment. Depending on the program you choose, we will match the Federal Tax Credit with **\$8,000** for options or closing costs.

\*\$846 monthly payment includes monthly HOA fee, principal and interest based upon a 2-1 buy-down to an approximate initial APR of 3.25% which will change to 4.25% in the second year then 5.25% for the life of the loan (30 year/fixed rate/FHA). This loan requires a minimum of 3.5% down payment. Payment based upon \$185,900 purchase price.

Not all purchasers will qualify, based upon individual credit worthiness. The information provided is deemed reliable but not guaranteed.

\*\*Federal Tax Credit is available to most but not all purchasers. Check details at: <http://www.federalhousingtaxcredit.com>



**See Burke Today!**  
**You can't afford not to...**

**Burke Sachette, New Home Sales Associate**

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**Triple Crown Corporation**

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*Providing excellence in real estate services*