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**1617 Airport Avenue**

**Fredericksburg, VA 22401**

**Close to Dixon Park**

**Accessible to Downtown Fredericksburg**

**Less than 2 miles to the Virginia Railway Express**

**Proximity to**

 **Central Park Shopping**

**&**

**Spotsylvania Towne Centre**

**Expected Availability Early Summer 2021**

**Price Range**

**$230,000 – $250,000**

**3 Bedrooms with a Bonus Room**

**2 Full Baths & 2 Half Baths**

**1 car garage**

**Deck**

**Renovations to include new roof, updated kitchen & appliances, freshly painted, power-wash**

**appliances, paint, fixtures, power-wash.**

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**703-221-4510**

**Share this Brochure with your Mortgage Loan Officer**

 **703-221-4510**

 **info@cfhva.org**

**First Guardian Title & Escrow Share this brochure with your**

**12660 Lake Ridge Drive Mortgage Loan Officer**

**Lake Ridge, VA 22192**

**703-494-4000 2% Commission to buyer Agent**

**Eligibility Requirements**

 First Time Homebuyer

Pre-Qualified Buyer

Attended a VHDA approved Homebuyer Class

Income Below 80% of the Area Median Income

$82,300 (4 person Household)

**https://www.vhda.com/BusinessPartners/PropertyOwnersManagers/Income-Rent-Limits/Pages/HUDMedianIncome.aspx**

VHDA Eligible Mortgage Contacts

Special Financing and Down Payment Assistance may be available, at these lenders, if qualified.

VHDA Approved Lenders

 Lisa Perry, Senior Loan Officer Joann Farmer, Loan Officer

 First Home Mortgage Movement Mortgage (Fredericksburg)

 jperry@fhmtg.com joannfarmer@movement.com

 540-273-2733 or 703-259-8633 540-220-4925

Additional VHDA approved lenders can be found at

<https://www.vhda.com/Homebuyers/FindALender/Pages/TPLO-NVA.aspx>

Housing Counseling Agencies

First Home Alliance, Inc., Central Virginia Housing Coalition

 3138 Golansky Blvd, Suite 202 2300 Charles St.

 Woodbridge, VA 22192 Fredericksburg, VA 22401

 703-580-8838 540-604-9949

Additional housing Counseling Agencies can be found at: <https://apps.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>

VHDA Homebuyer Workshops

<https://www.vhda.com/Homebuyers/HomeownershipEdu/Pages/HomeownershipEdu.aspx>