



New Homes in Palmer Park Now Available

Location:

- 9 townhomes, 2002-2018 Palmer Park Road, Landover, MD

Features:

- Zero Energy Ready Home certified, energy-efficient homes
- 3 BR, 2.5 BA plus unfinished basement with rough-in for future full bathroom
 - End Units: 1,435 finished ft²; 671 ft² unfinished basement
 - Middle Units: 1,637ft² finished; 771 ft² unfinished basement
- Modern, open floor plans flooded with natural light, High quality finishes
- Off-street parking. End units 2-car driveway, middle units 1-car driveway

Qualifications:

- First-time Homebuyer
- Complete HIP's Homebuyer Education Program and One-On-One Counseling.
- Earn 80% or less of Area Median Income based on household size. See chart below.
- Must qualify for adequate \$265,000 conventional mortgage financing.
- Purchaser Contribution: Minimum contribution of 1.75% of purchase price (\$5,775)

Household Size							
1	2	3	4	5	6	7	8
\$70,600	\$80,650	\$90,750	\$100,800	\$108,900	\$116,950	\$125,000	\$133,000

Purchase Price:

- Contract Price: \$330,000
- Purchaser Financing: \$265,000 conventional mortgage**
- 2nd Deed of Trust: HIP will provide a \$65,000 forgivable, 15-year 2nd deed of trust at 0% interest, no monthly payment, covers difference between purchaser's \$265,000 mortgage & \$330,000 contract price.

Partner Lender: Citi, contact Joe Giampetroni at 301-509-6905 or Joe.Giampetroni@citi.com

- Conventional Financing, competitive interest rates
- No PMI (Private Mortgage Insurance)
- \$5,000 downpayment/closing cost assistance

Development Partners:

Developer: HIP
Builder: UrbanBuilt
Architect: Zavos Architecture & Design
Civil Engineer: Applied Civil Engineering
Energy Consultants: Pando Alliance

Funding Partners:

City First Bank
Prince George's County DHCD
State of Maryland DHCD
National Fair Housing Alliance
Citi Community Development

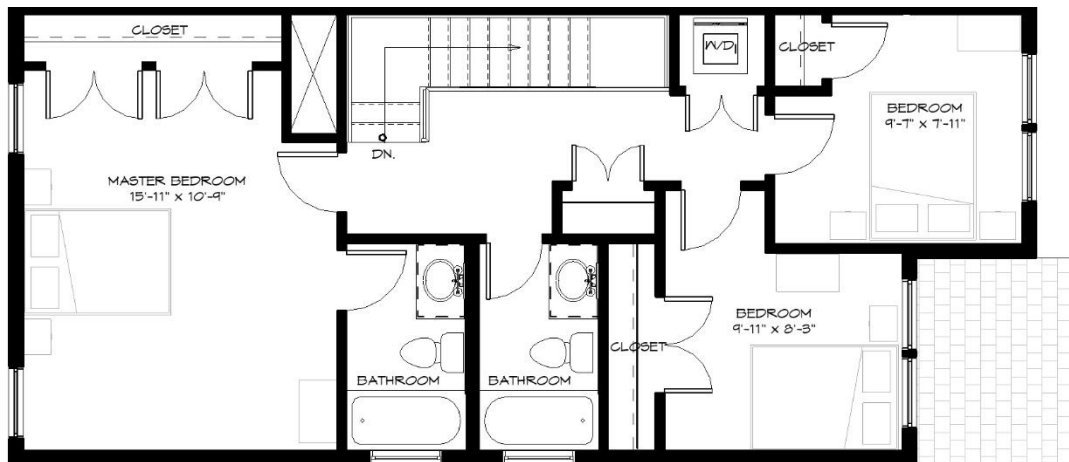
Contact Listing Agent for Viewing and Contract Documents:
Michael Cerrito, Cerrito Realty, 301-780-5880, cerritorealty@verizon.net



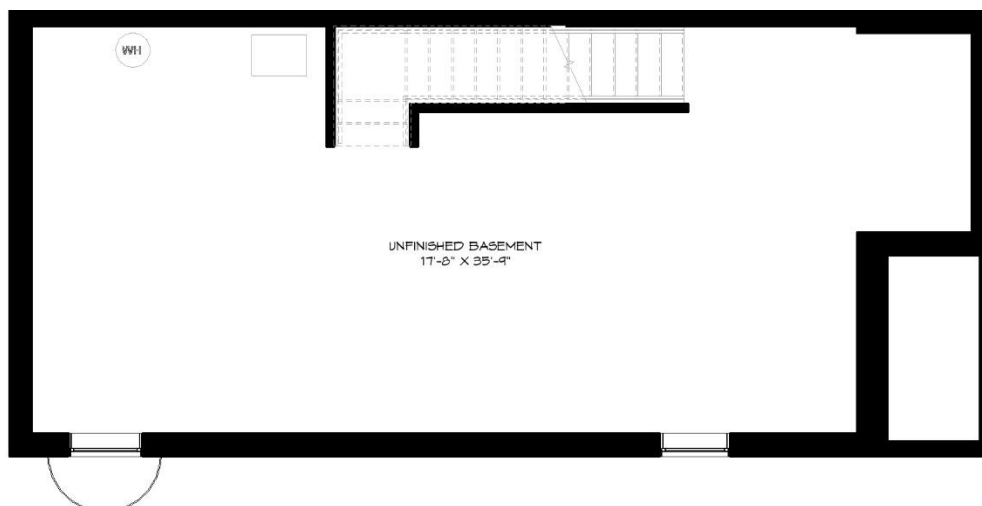
Floor Plans: 2002, 2008, 2014 Palmer Park Road END Unit



1st Floor



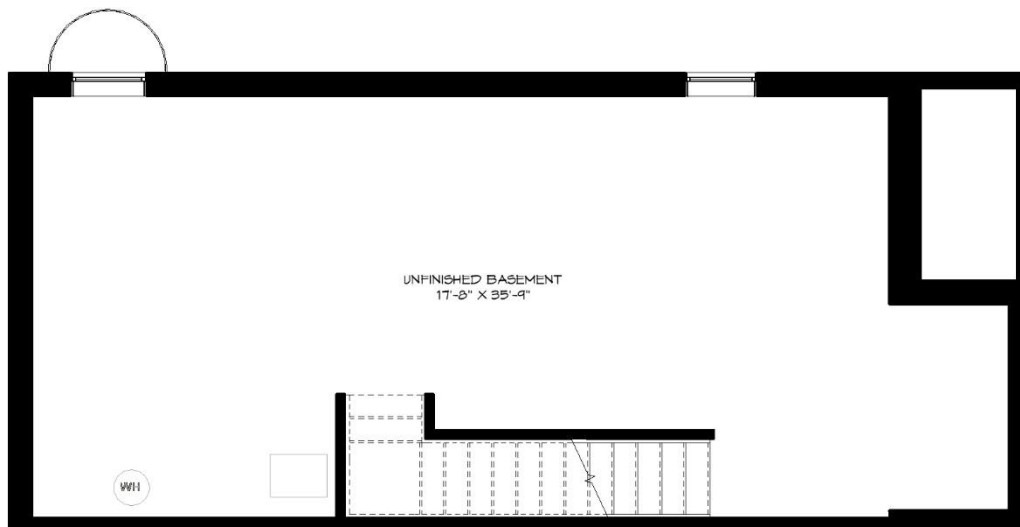
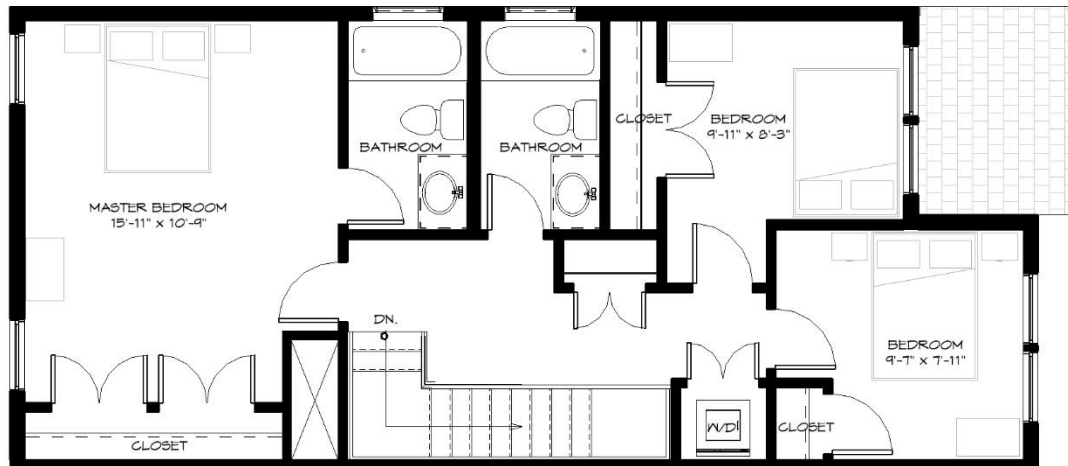
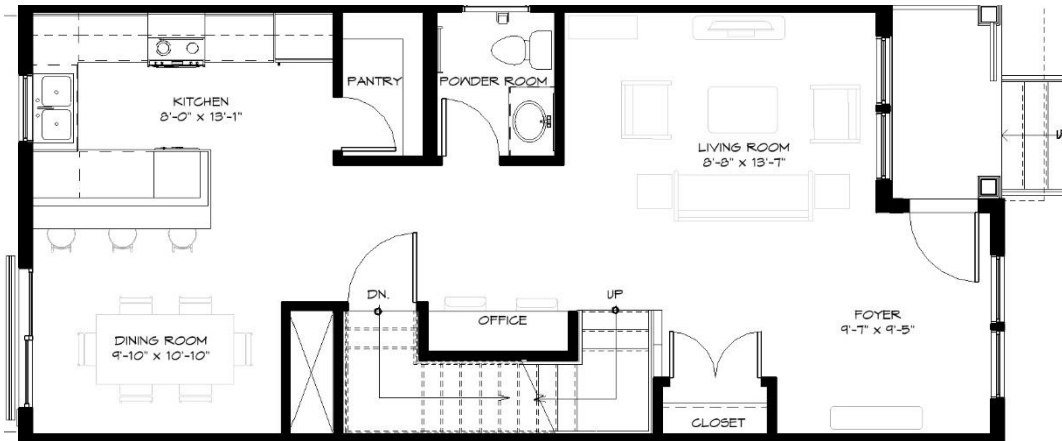
2nd Floor



Basement

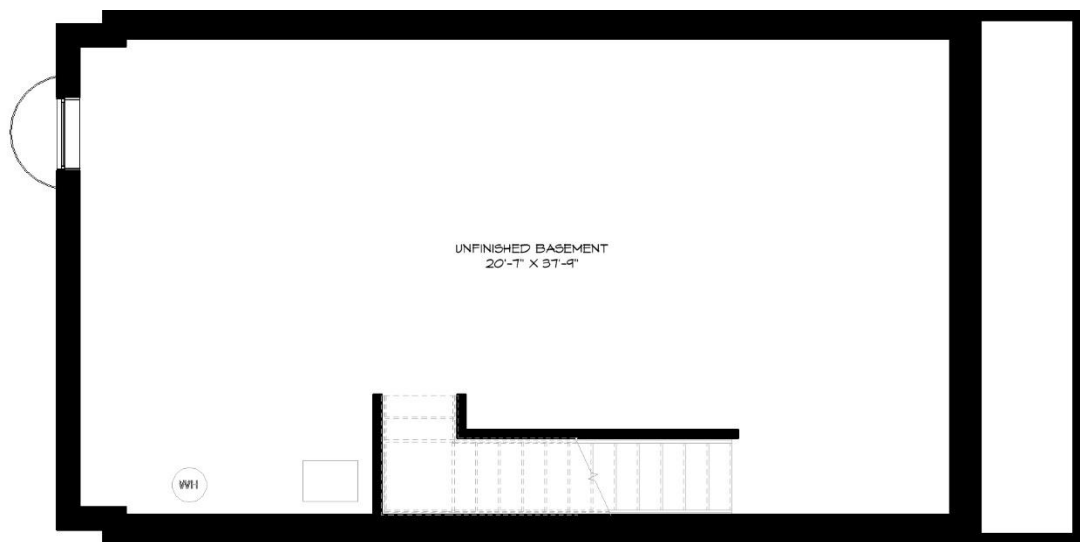
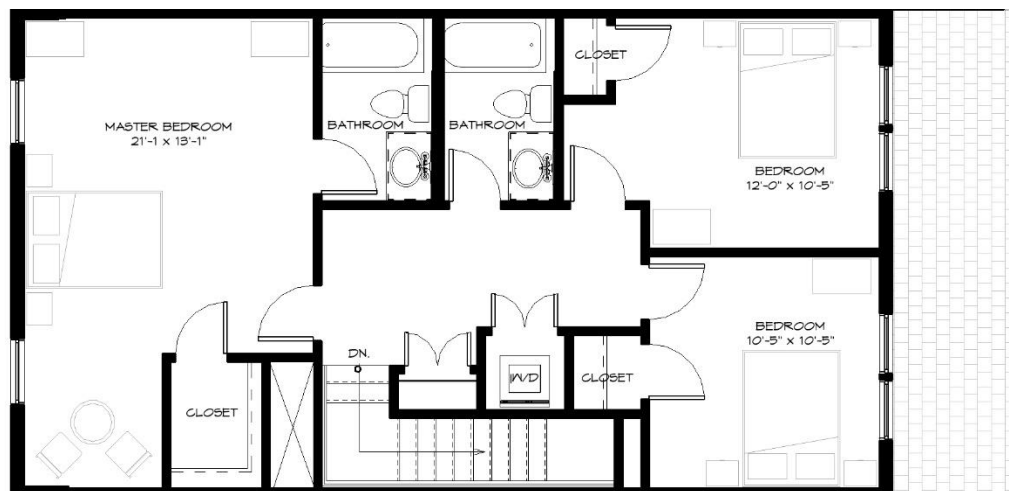
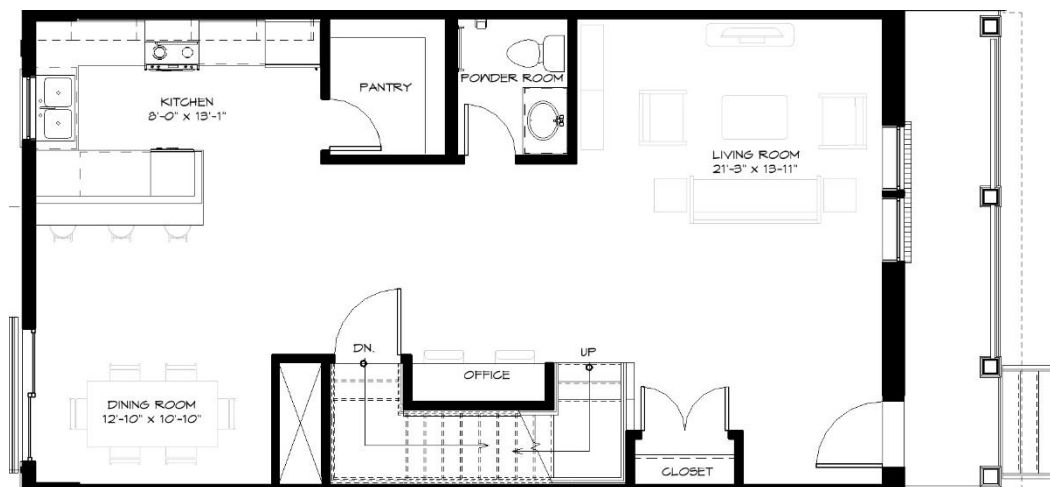


Floor Plans: 2006, 2012, 2018 Palmer Park Road END Unit
















Floor Plans: 2004, 2010, 2016 Palmer Park Road MIDDLE UNITS







Finish Schedule

	2006, 2008, 2010, 2016, & 2018 Palmer Park Road	2002, 2004, 2012, & 2014 Palmer Park Road
CABINETS—Kitchen and 2nd Floor Bathrooms	 <p>Smart Cabinetry, Maple, Lexington Door Style, Polar White</p>	 <p>Smart Cabinetry, Maple, Lexington Door Style, Espresso</p>
COUNTERTOPS—Kitchen and Bathrooms	 <p>Luna Pearl Granite</p>	 <p>New Caldonia Granite</p>

	2006, 2008, 2010, 2016, & 2018 Palmer Park Road	2002, 2004, 2012, & 2014 Palmer Park Road
FLOORING—1st Floor	 <p>Engineered Wood Floors: Home Decorators Collection- Strand Woven Mahogany Solid Bamboo Flooring</p>	 <p>Engineered Wood Floors: Home Decorators Collection- Strand Distressed Dark Honey Solid Bamboo Flooring</p>
FLOORING—2nd Floor and stairs between 1st and 2nd floor	 <p>Shaw, Hawkeye ii--Fossil</p>	 <p>Shaw, Hawkeye ii--Fossil</p>
TILE--2nd Floor Bathrooms, Floors and Tub Surrounds	 <p>Daltille Elect White Ceramic Tile</p>  <p>Accent Tile—Tub Surround Daltille Elect White Herringbone</p>	 <p>Daltille Elect Beige Ceramic Tile</p>  <p>Accent Tile—Tub Surround Daltille Elect Beige Herringbone</p>

	2006, 2008, 2010, 2016, & 2018 Palmer Park Road	2002, 2004, 2012, & 2014 Palmer Park Road
BATHROOM FIXTURES and ACCESORIES	 Moen, Eva Brushed Nickel	 Moen, Eva Brushed Nickel
KITCHEN APPLIANCES	Stainless Steel, Energy Star Rated 36" Refrigerator Dishwasher Smooth Top Oven Microwave	Stainless Steel, Energy Star Rated 36" Refrigerator Dishwasher Smooth Top Oven Microwave
WASHER/DRYER—2nd Floor	White, Energy Star Rated Full-Size, Stacked Washer/Dryer	White, Energy Star Rated Full-Size, Stacked Washer/Dryer

Energy Efficiency:

Homes have the following certification as verified by a 3rd party rater:



Zero Energy Ready Homes is a designation of the US Department of Energy. Homes are 40%-50% more energy efficient than a typical new home. Homeowners can add solar panels and become Net Zero, meaning that the total amount of energy used by the home on an annual basis is equal to the amount of renewable solar energy created by the home.



Energy Star rated new construction homes have a complete Thermal Enclosure System with comprehensive air sealing, quality-installed insulation, and high-performance windows * a high-efficiency Heating, Ventilation, and Cooling System * a comprehensive Water Management System to protect roofs, walls, and foundations from moisture damage * Energy-Efficient Lighting and Appliances



WaterSense labeled homes is a certification of the US Environmental Protection Agency. Certified homes allow families to enjoy all the comforts of home while using less water and energy and spending less money on utility bills. In fact, compared to a typical home, a WaterSense labeled home can save a family of four 50,000 gallons of water a year or more.



Indoor airPLUS is a voluntary partnership and labeling program that helps new home builders improve the quality of indoor air by requiring construction practices and product specifications that minimize exposure to airborne pollutants and contaminants.