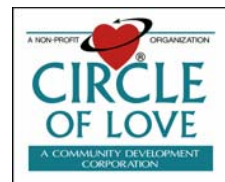


FEATURES

- *Standard Landscape Package*
- *Porches*
- *Gas-fired forced air heating/
Energy Star Rated*
- *Central Air*
- *Smoke Alarms*
- *Light fixtures*
- *Kitchen Cabinetry: standard cabinet, style pre-selected by developer*
- *Stove, Refrigerator, Dish Washers, and Garbage Disposal*
- *Bathroom fixtures: Fiberglass tub and enclosure, sinks and toilets.*
- *Cables TV and Telephone pre-wired in all rooms.*
- *Insulation Construction R-38 rating on roof, R-19 rating on exterior walls*
- *Garages*
- *Basements*

“Other Features Available”



New Smith Village

Smith Village Construction Services LLC.



City of Flint 21st Century Sustainable Community

Right Home. Right Neighborhood. Right Price





The “NEW” Smith Village with its 10 individual home designs offers all of the amenities of City living, for a fraction of the cost. With funding from the Neighborhood Stabilization Program and home prices at historical lows, Smith Village represents an opportunity for low to moderate income families to realize their dream of home ownership at an affordable price.

Smith Village is located in the heart of it all! A mere stone’s throw away from Downtown Flint; and just two blocks north of the redeveloped Durant and University of Michigan-Flint campus.

The City of Flint is strengthening its neighborhoods and improving quality of life for its residents across every part of the City. The vision for our transformed Community, includes: safe streets, new jobs, strong neighborhoods, and opportunity for all.

The City of Flint has been fortunate to receive \$30 million in federal grants from the U.S. Department of Housing and Urban Development to execute the Neighborhood Stabilization Projects.

“Working together we are building Flint’s 21st Century future, block by block, neighborhood by neighborhood”
Dayne Walling, Mayor
City of Flint

MODEL PRICING

“All models are based on estimated cost”

Model B \$75,000 Sq. Ft. 1689

Model C \$60,000 Sq. Ft. 1479

Model J \$70,000 Sq. Ft. 1655

~

Customized Models are available and can include Hip Roofs, Cathedral Ceilings, Wood Decks, Upgraded Appliances and much more. All customized Models are subject to a higher pricing.

Note: All Pricing is subject to change based on a Final Bank Appraisal.

Estimated monthly Payments including Taxes and Insurance can range between \$550.00 to \$700.00 per month.

Smith Village Construction Services LLC.

Mary Taylor Realty (810) 789-8551

Tel: 855-789-8960

Projected Purchase Information

Est. Purchase Price :	\$70,000	\$80,000	\$90,000
Est. Closing Cost :	+ \$2,450	2,800	\$3,150
Subtotal Est. Acquisition. Cost:	= \$72,450	\$82,800	\$93,150
Less Buyer Contribution:	- 1,500	\$1,500	1,500
Down Payment Assistance.	- \$3,000	\$3,000	\$3,000
2nd loan forgiven after 15 yrs:	- \$14,000	-\$16,000	-\$18,000
Estimated First Mortgage:	\$53,950	\$62,300	\$70,650
Estimated Monthly Payment:	\$523.00	\$589.00	\$657.00

~

Required 8 hours of Home Counseling Training
Circle of Love CDC or City of Flint

You Could qualify to buy a NEW home with a Household Income as low as 20,245.

Eligible Participants must meet Income Eligibility Guidelines based on 2011 HUD Median Income Adjusted for Family Size

Households at or below 120% AMI may qualify for the City of Flint Down Payment Assistance Program.

Newsmithvillage@cityofflint.com