

CORNERSTONE HILL DEVELOPMENT



Cornerstone Hill is located in a quiet east side neighborhood of Cumberland off of James Day Drive. The homes are built on top of a hill with superior views in all directions. It consists of 38 owner occupied homes with a strong neighborhood atmosphere.

Cornerstone Hill was developed by Cumberland Housing to provide new affordable housing to households in Cumberland with incomes at or below 120% of the Area Median Income. Through a Neighborhood Conservation Initiative grant from the State of Maryland, Cumberland Housing has been able to sell these homes below the cost to construct them thus providing a discounted purchase price to qualified buyers.

Purchase Requirements

The funding used to complete this development carries certain requirements and restrictions related to the purchase and re-sale of homes at Cornerstone Hill which all buyers must meet.

1. The home purchased must be the primary residence of the buyer and cannot be an investment property or second home. Leasing, rental or other arrangements are not permitted. Homes can only be occupied by one family (one or two adults with or without immediate children).
2. Cornerstone Hill is a private subdivision which has a Home Owners Association that manages and maintains the common property and grounds of the development. Ownership of a home at Cornerstone Hill requires membership in the association. Monthly membership is \$60 dollars a month with a small increase scheduled for 2018. This fee is used to perform annual maintenance such as lawn care, snow removal, etc. but also funds a Reserve Fund for large repairs and replacements. New home buyers must buy into the reserve fund fee to offset annual expenses. That cost for buyers closing on or before 8/31/17 is \$672. All homeowners must participate in the Homeowners Association and pay the monthly Association fee indefinitely.

Initial buyers and any subsequent buyers during the period of 15 years from the original sale date of the home, must also meet the following criteria:

3. Initial mortgages must be for a period of 30 years at a fixed rate. Cash sales can be accepted in certain circumstances with prior approval by Cumberland Housing and the Maryland Department of Housing and Community Development.
4. Completion of an 8-hour certified Homeownership Counseling Course. This is provided by Cumberland Housing at our 635 East First Street office. Completion of this course may qualify you for a Closing Cost grant up to \$2,000 for those with total family income below the 80% level.

5. The families who purchase homes in Cornerstone Hill must meet generally excepted criteria related to debt to income ratios considered to be affordable under the HOME program and their local lender.
6. All units must continue to be owned by one family at or below 120% of AMI for a period of 15 years from the point of original sale. This restriction will be incorporated into the deed as a deed restriction for the required period of time.
7. All purchasers must have a single family household income of 120% of the Allegany County Area Median Income established by HUD or less according to the chart below.

Effective June 14, 2017

Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
80%	\$38,400	\$43,900	\$49,400	\$54,850	\$59,250	\$63,650	\$68,050	\$72,450
120%	\$57,550	\$65,750	\$74,000	\$82,200	\$88,800	\$95,350	\$101,950	\$108,500

Forgivable Loan

Through a special arrangement with the State of Maryland, Cumberland Housing is able to provide a special \$30,000 **NO INTEREST** loan with **NO MONTHLY PAYMENTS!** In fact, each year that you own your home, the amount of the loan will decrease by \$2,000. After owning your home for 15 years, the loan is completely forgiven! If you sell your home before the fifteen year period ends, you simply owe the prorated amount as shown in Table 1 below.

Table 1:

Loan Forgiveness Schedule **Example: Closing Date of 8/1/2017**

Year	Time Period	Repayment Amount Due		Year	Period	Repayment Amount Due
15	8/1/2017 - 7/31/2018	\$30,000		7	8/1/2025 - 7/31/2026	\$14,000
14	8/1/2018 - 7/31/2019	\$28,000		6	8/1/2026 - 7/31/2027	\$12,000
13	8/1/2019 - 7/31/2020	\$26,000		5	8/1/2027 - 7/31/2028	\$10,000
12	8/1/2020 - 7/31/2021	\$24,000		4	8/1/2028 - 7/31/2029	\$8,000
11	8/1/2021 - 7/31/2022	\$22,000		3	8/1/2029 - 7/31/2030	\$6,000
10	8/1/2022 - 7/31/2023	\$20,000		2	8/1/2030 - 7/31/2031	\$4,000
9	8/1/2023 - 7/31/2024	\$18,000		1	8/1/2031 - 7/31/2032	\$2,000
8	8/1/2024 - 7/31/2025	\$16,000			7/31/2033	\$0

Homes for Sale

There are only three new homes remaining for sale in this development. Two homes (167 and 169 Sunrise Circle) are two story townhomes. The third home is an assessable one floor single family home with preference given to buyers with a proven need for this type of home.

Address of Home	165 Sunrise Circle	167 Sunrise Circle	169 Sunrise Circle
Total Cost to Construct Home	\$186,639.03	\$186,019.30	\$186,019.30
Discounted Sales Price for Qualified Buyer	\$156,000.00	\$156,000.00	\$156,000.00
Less: 15 Year Declining Forgivable Loan	\$30,000	\$30,000	\$30,000
Final Sale Price with Loan	\$126,000.00	\$126,000.00	\$126,000.00

Prices stated above are firm and contracts in the amount less than the sales price WILL NOT be accepted.

How to Purchase

To purchase one of these homes, contact a Coldwell Banker Professional Real Estate Services Associate at 301-777-3380 to begin the process.

Where else can you buy a new home for this price!!

Better Hurry!



Additional information can be found at www.cumberlandhousing.org under the For Sale/Cornerstone Hill selection.

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