



ROWS AT
THE ANNEX

A West Nashville Townhome Community

Right now, a 2 BR/2BA unit at 676 James Avenue, Nashville TN 37209 at The Annex is available asking **\$214,900**.

****Additional down payment assistance may be available****

Preference for affordably priced homes in The Annex will be given to Davidson County teachers and first responders, our most critical residents in Nashville. The homes must be sold to income eligible households.

See the chart below to determine income eligibility by household size.

Barnes Fund Grant Income 2018 limits by household size

Persons in Family							
1	2	3	4	5	6	7	8
41,950.00	47,950.00	53,950.00	59,900.00	64,700.00	69,500.00	74,300.00	79,100.00

Steps to Determine Income Eligibility:

1. Interested buyers who believe they meet the income eligibility requirements should submit income information to the mortgage lender, Pinnacle Financial Partners, for pre-qualification (Tyane.Powell@PNFP.COM).
2. Once pre-qualified, final qualification must be submitted to New Level CDC with the lender pre-approval letter. Eligible buyers will be required to complete homebuyer education from a HUD-certified housing counseling agency.
3. In order to enter into a sales contract, a mortgage pre-approval letter from a lender and income qualification certificate from New Level CDC are required.



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