



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.

**Maximum Household Income Eligibility Limit: \$53,950**

**Barnes Fund Grant Income 2018 limits by assumed household size *Based on Total Bedrooms***

TOTAL BEDROOMS in the Home				
1	2	3	4	5
47,950.00	<b>53,950.00</b>	64,700.00	69,500	79,100

**FOLLOW THESE STEPS TO CONFIRM PURCHASE ELIGIBILITY:**

1. Interested buyers who believe they meet the income eligibility requirements should contact: ***Brett Reynolds with Pinnacle Financial Partners for loan pre-approval.*** If already pre-approved, see step 2.
2. Once pre-approved, ***submit final qualification documents to New Level CDC*** with the lender pre-approval letter via email to [NLCDCAAdmin@nlcdc.com](mailto:NLCDCAAdmin@nlcdc.com) .
3. To ***complete required homebuyer education, contact: Lisa McIntyre with New Level CDC 615-627-0347 / LMcintyre@nlcdc.com*** or a HUD-certified housing counseling agency of choice.
4. Upon receipt of a mortgage pre-approval letter and income qualification certificate from New Level CDC, contact ***Leneiva Head, REALTOR® to schedule appointment to write and submit sales contract!***

**Leneiva Head**  
Welcome Home Realty  
Principal Broker  
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**Brett Reynolds**  
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