

\$6,117 Seller Paid Closing Cost

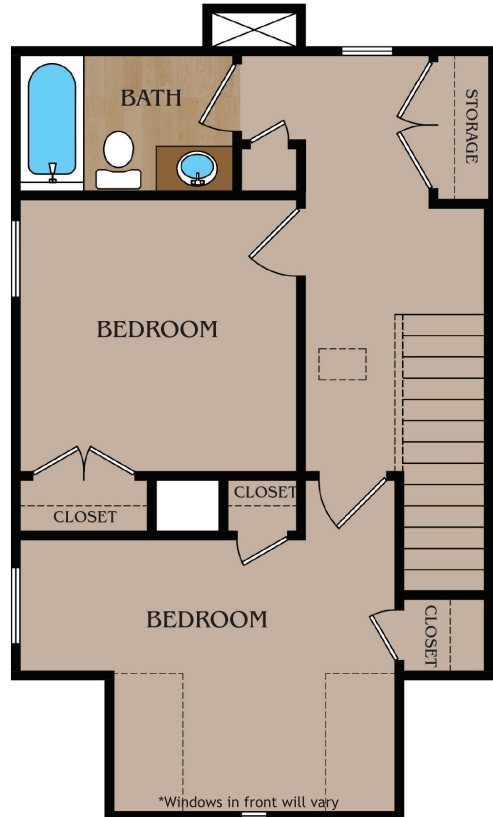
*3rd Party Down Payment Assistance Available**



UNIT 3 - BLOCK B
The Portland

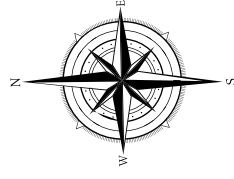
\$203,898

3 BEDROOMS
 2.5 BATHROOMS
 1,252 - 1,319 SQ. FT.

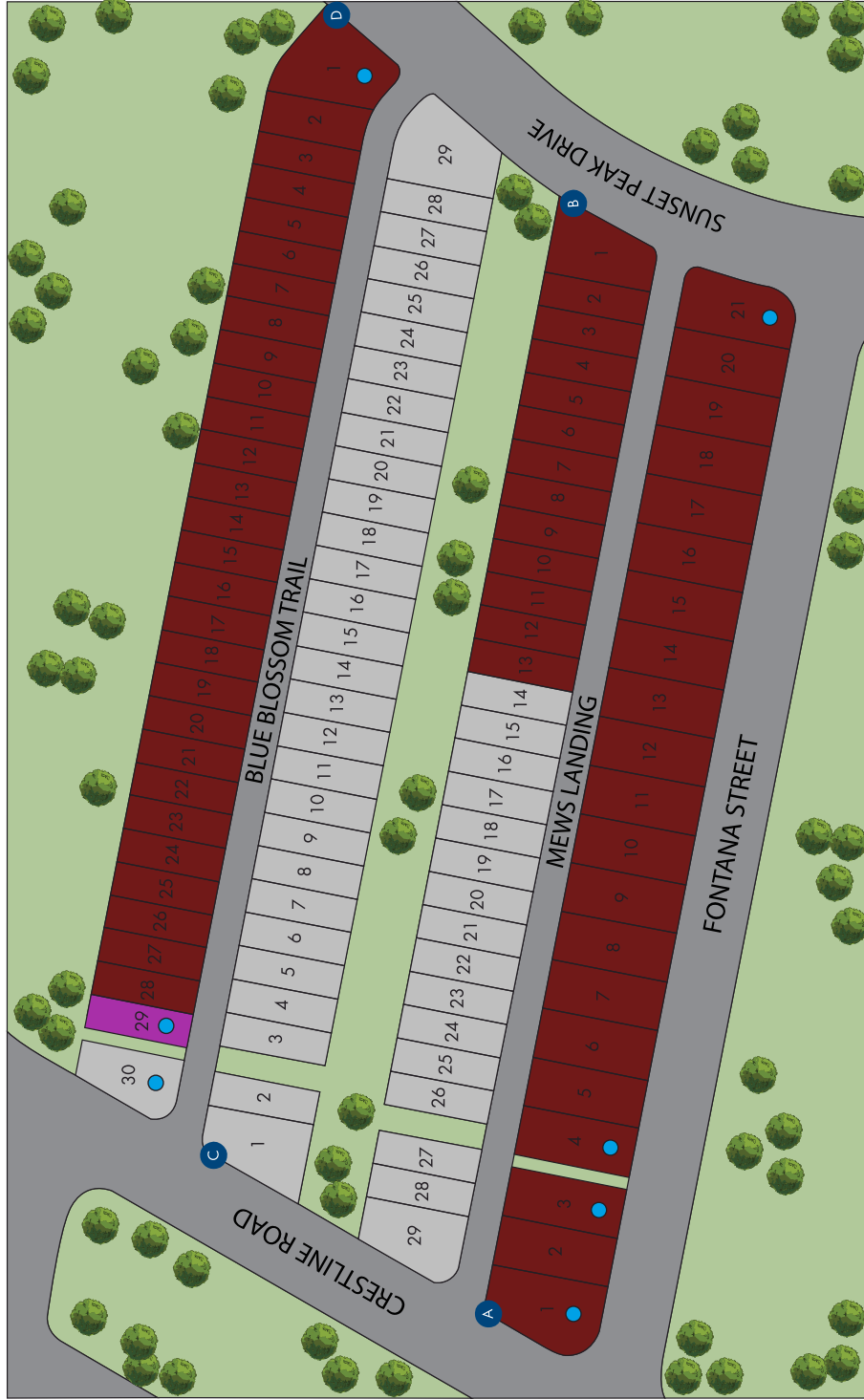


**Must qualify.*

Canopy Unit Three



- Available 26'
- Available 38'
- Sold
- Not Released
- Model
- Quick Move-in
- Premium Lot



**All information provided is deemed reliable but not guaranteed*



Talking Points for the Inclusionary Housing Units at Canopy

Each potential home buyer may discuss homeownership opportunities with either Premier Fine Homes (Premier) or Tallahassee Lenders' Consortium (TLC). Please note that income criteria and sale price is subject to change annually.

1. **Units:** The Inclusionary Housing (IH) units are called the “Portland” model in Canopy Unit 3 – B Block.
 - a. All units are **3 Bedroom, 2.5 Bathrooms, 1,252 to 1,319 Square Feet of living space, heated and cooled.** Each unit has outside storage space, private parking/driveway.
 - b. Premier will provide the most current flyer with floor plan and layout on their website (<https://www.homesbypremier.com/communities/>) and through their MLS listings at various real estate websites.

2. **Sale Price, Taxes and Fees:** The current sale price of an IH unit is **\$203,898**. Annual fees and taxes include the following:
 - a. Community Development District Fee (amenities in the Canopy Oaks Subdivision). \$1,200.00 annually, escrowed monthly.
 - b. The Homeowners Association fee: \$75.00 annually paid by homeowner;
 - c. Homeowner’s Insurance: Varies depending on coverage and agent. Paid annually, escrowed monthly; and
 - d. Property Taxes: Assessed by Leon County Property Appraiser’s Office. Paid annually, escrowed monthly.

3. **Income Eligibility:** Qualified households are those households composed of residents of the city earning up to 100 percent of Tallahassee Metropolitan Statistical Area (TMSA), adjusted for size, based upon the most recently published Census or HUD data. Additional cash incentives available for buyers earning 80% AMI or less.
 - a. The most current Area Median Income (AMI) chart is provided by the City at talgov.com/housing. The maximum for each household size is calculated for every person in the household at 18 years and over.

2020 Income Limit by Number of Persons in Household

	Percent of AMI	Number of Persons in Household									
		1	2	3	4	5	6	7	8	9	10
	25%	\$12,725	\$14,550	\$16,375	\$18,175	\$19,650	\$21,100	\$22,550	\$24,000	\$25,445	\$26,899
Extremely Low Income	30%	\$15,300	\$17,450	\$19,650	\$21,800	\$23,550	\$25,300	\$27,050	\$28,800	\$30,534	\$32,279
Very Low Income	50%	\$25,450	\$29,100	\$32,750	\$36,350	\$39,300	\$42,200	\$45,100	\$48,000	\$50,890	\$53,798
Low Income	80%	\$40,750	\$46,550	\$52,350	\$58,150	\$62,850	\$67,500	\$72,150	\$76,800	\$81,424	\$86,077
Moderate Income	100%	\$50,938	\$58,188	\$65,438	\$72,688	\$78,563	\$84,375	\$90,188	\$96,000	\$101,780	\$107,596



4. **Buyer Incentives:** Inclusionary Housing units are an excellent opportunity for moderate income families to secure a beautiful, newly constructed home at an affordable price and to build equity. The homes are perfect starter homes or for downsizing to save money:
 - a. **Seller's Closing Cost Assistance:** up to 3% of purchase price
 - b. **City Down Payment Assistance:** Up to \$15,000 from the City of Tallahassee's Down Payment Assistance Programs available as a 0% loan due at the end of the mortgage term (typically 15 or 30 years).
 - i. A Homebuyer Education is required for this Program with a TLC Homeownership Specialist
5. **Real Estate Agent Commission:** The total purchase price (\$203,898) includes 1.5% commission for seller's (Premier) agent and 2.5% for the buyer's agent if they have one.
6. **Affordability Period:** IH units remain affordable for a minimum of 7 years and can pass on the incentives to other eligible future buyers.
 - a. If the owner wants to sell it before 7 years, they must pass on the current affordable price to another eligible buyer.
 - b. Resale price can be no more than 2% annual inflation or the % increase in median home values as reported by the Leon County Property appraiser, whichever is less.
 - c. After 7 years, owners can sell it at market rate to anyone.

FOR MORE INFORMATION ON INCENTIVES PLEASE CALL 850-222-6609 ext 101
Karen Miller, Executive Director



CANOPY

A Community with Deep Roots



The Portland

STEPS TO PURCHASE:

- 1) Call Tallahassee Lender's Consortium to receive income approval for Inclusionary Housing Program in Canopy subdivision.
(850) 222-6609 ext. 101 or e-mail Karen Miller at kmiller@tallahasseeenders.org or visit www.tallahasseeenders.org
- 2) Discuss Financing Options as well as Down Payment Assistant Options up to \$15,000 with Tallahassee Lender's Consortium.
- 3) Choose a quick move-in home and write a contract.



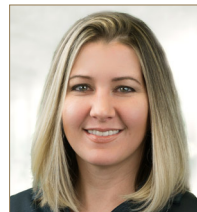
Jeff Doxsee
850-545-4747



Kathy Lee
850-508-6003



Johanna Dorsett
850-694-2680



Lindsey Begue
850-597-6112



Elevation and Color

B BLOCK

<i>Portland - Presidential Series</i>		
Lot/Block	Elevation	Color
1B	D	N/A
2B	C	N/A
3B	B	N/A
4B	A	N/A
5B	E	7
6B	D	8
7B	C	9
8B	B	10
9B	A	11
10B	E	12
11B	D	13
12B	C	1
13B	B	2
14B	A	3
15B	E	4
16B	D	5
17B	C	6
18B	B	7
19B	A	8
20B	E	9
21B	D	10
22B	C	11
23B	B	12
24B	A	13
25B	E	1
26B	D	2
27B	C	3
28B	B	4
29B	A	5

Color Scheme Options

Color #	Main siding	Accent	Front door Color	Shutters	Cedar Columns/shutters (IF)	Metal (IF)	Front Door Style	Shingle Color	Balcony Rail Color (IF)	Window Grids
1	Gray Matters SW 7066	On the Rocks SW 7671	Secret Cove SW 9058	Secret Cove SW 9058	Black Oak SO Stain	Galvalume	817 SDL	Charcoal	White	3 over 1
2	Dover white SW 685	Accessible Beige SW 7086	Early American Gelstain	Early American Gelstain	Early American Gelstain	Matte Black	720SDL	Charcoal	Black	1 over 1
3	Analytical Gray SW 7051	Gossamer Veil SW 9165	Acacia Haze SW 9132	Acacia Haze SW 9132	Oxford Brown SO Stain	Burnished Slate	646 SDL	Charcoal	White	2 over 1
4	Oyster Bay SW 6206	Acacia Haze SW 9132	American Walnut Gelstain	American Walnut Gelstain	American Walnut Gelstain	Galvalume	818 SDL	Charcoal	White	3 over 1
5	Repose Gray SW 7015	Dorian Gray SW 7017	Rain SW6219	Rain SW6219	Walnut ST Stain	Matte Black	720 SDL	Charcoal	Black	1 over 1
6	Pure White SW 7005	On the Rocks SW 7671	Positive Red SW6871	Black Oak SO Stain	Black Oak SO Stain	Matte Black	817 SDL	Charcoal	Black	3 over 1
7	Gray Area SW 7082	Useful Gray SW 7050	Natural Walnut Gelstain	Natural Walnut Gelstain	Natural Walnut Gelstain	Galvalume	646 SDL	Charcoal	White	2 over 1
8	Silver Strand SW 7057	Unusual Gray SW 7059	Night Owl SW 7061	Night Owl SW 7061	Black Oak SO Stain	Matte Black	818 SDL	Charcoal	Black	3 over 1
9	Olympus White SW 6253	Morning Fog SW 6255	Dark Walnut Gelstain	Dark Walnut Gelstain	Dark Walnut Gelstain	Matte Black	720 SDL	Charcoal	Black	1 over 1
10	Alabaster SW 7008	Alabaster SW 7008	Watery SW 6478	Watery SW 6478	Black Oak SO Stain	Galvalume	817 SDL	Charcoal	White	3 over 1
11	Sea Salt SW 6204	Oyster Bay SW 6206	Vintage Burgandy Gelstain	Vintage Burgandy Gelstain	Vintage Burgandy Gelstain	Galvalume	720 SDL	Charcoal	White	1 over 1
12	Zircon SW7667	Zircon SW7667	Online SW7072	Online SW7072	Walnut ST Stain	Galvalume	818 SDL	Charcoal	White	3 over 1
13	Useful Gray SW 7050	Studio Clay SW 9172	Porpoise SW 7047	Porpoise SW 7047	Oxford Brown SO Stain	Galvalume	646 SDL	Charcoal	White	2 over 1



NOTES/DISCLAIMER:
 1) If Columns are cedar, shutters must be cedar and use cedar stain(no paint)
 2) All trim and garage doors will be our standard white
 3) Exact colors will vary for above. It is buyer's responsibility to verify exact colors with actual samples.
 4) Shutters that have either a stain or gelstain must be cedar material