



# MERRY PLACE

AT PLEASANT CITY

**Dear Potential MerryPlace Condominium Owner:**

GREAT NEWS! We are pleased to announce that the *presale program* for condominiums at MerryPlace is now available. Pre-Construction *special pricing* is as follows:

Bd/Bath	Sq. Foot	List Price*	CWHIP Funds*	Price To Be Financed
1/1	795	\$162,478	<b>\$43,478</b>	\$119,000
	836	\$164,978		\$121,500
2/2	1084	\$196,478	<b>\$43,478</b>	\$153,000
	1137	\$198,978		\$155,500
3/2	1295	\$212,478	<b>\$43,478</b>	\$169,000
	1327	\$214,978		\$171,500

*Each buyer will automatically receive \$43,478 towards the purchase of their home through the State of Florida CWHIP program. The \$43,478 is considered a second mortgage with no interest or payments due, and is amortized over 30 years.*

Our Sales Representatives are ready now to assist *Qualified Buyers* with a sales contract. A Qualified Buyer is one that:

- Will live in the MerryPlace condominium. Homes at MerryPlace are *exclusively* owner-occupied. No investors!
- Have an annual income of no more than 140% of area median income. Please see the chart below for *qualified income limits*:

FAMILY SIZE	MAXIMUM ALLOWABLE INCOME
1	\$63,140
2	\$72,100
3	\$81,200
4	\$90,160
5	\$97,440
6	\$104,580

To buy a unit, you must first get pre-qualified or pre-approved for a mortgage loan with a mortgage lender. You may select a lender of your choice. With a mortgage loan commitment and a \$1,000 reservation deposit, a unit will be reserved for you. The first homes will be ready for occupancy in Spring, 2008. For First-Time Home Buyers, certified housing counselors will give counsel towards getting additional down payment assistance.



Contact Renee Nadrich (561) 707-1205, Marc Shoen (561) 742-4726 of Prudential Florida WCI to **Lock in Pre-Construction Prices.**

**“Get Back In The Market”**

[www.merryplace.org](http://www.merryplace.org)