

**LA CASA DE  
DON PEDRO**  
EMPOWER AND REVITALIZE

Why rent when you can own  
this Quality Affordable Home?

# EATON PLACE TOWNHOMES

## EAST ORANGE, NEW JERSEY

Spring  
2016!



*La Casa de Don Pedro, in partnership with the City of East Orange, present a unique opportunity to own a brand new, quality built, well appointed townhome at an affordable price. Let us show you how you can achieve your dream of homeownership!*

### Featured Amenities

3 Bedrooms, 2.5 Bathrooms  
2 Car Garage  
Central Heat & Air  
Hardwood Floors  
Kitchen Appliances Included  
Fenced Yard & So Much More!

### Income Limits

Household Size	Maximum Income
1	\$44,750
2	\$51,150
3	\$57,550
4	\$63,900
5	\$69,050
6	\$74,150

### You CAN Afford This House!

Sale Price	\$175,000
3.5% Down Payment	-6,125
East Orange Grant	-25,000
1st Mortgage Amount	\$143,875
<b>Total Monthly Payment</b>	<b>\$1,400</b>
<small>(Principal, Interest, Taxes, Insurance)</small>	

**kW** NJ METRO  
GROUP  
KELLERWILLIAMS REALTY

For more information contact agent James Hughes at 201-675-1210

\*Buyers are subject to income eligibility requirements, must be qualified to obtain a mortgage, and attend an 8 hour HUD Certified Homebuyer Education Class. Total monthly payment based on 3.5% buyer down payment, \$25,000 East Orange Downpayment Assistance Grant, 30 year mortgage at 4.25% interest, current property tax assessment, and annual homeowner insurance premium. Income restrictions apply. La Casa de Don Pedro is a Fair Housing/Equal Opportunity provider.



## Why We Are Different

La Casa de Don Pedro and its affiliate Don Pedro Development Corporation has been developing quality affordable homes in the Greater Newark area for 25 years as part of its mission fostering self sufficiency, empowerment, and neighborhood revitalization. La Casa partners with numerous community organizations, lending partners, and local government to fulfill the dream of lasting homeownership to hard working families.

## Quality Features

Our homes are built to high standards with attention to detail so you can enjoy a durable, easy to maintain, energy efficient home to enjoy for many years to come. Take a look at some of our quality features:

- All new kitchen cabinets, countertops, sink, and fixtures
- New Energy Star refrigerator, range, and dishwasher
- New hot water heater, gas furnace, central A/C
- Washer/Dryer hook-up
- Hardwood floors throughout
- New bathroom vanities, sinks, tubs, low-flow toilets, ceramic tile
- Low-E vinyl windows
- Vinyl siding
- Fenced and seeded backyard
- Sprinkler system
- 10 year limited home warranty

## Homebuyer Benefits

La Casa de Don Pedro is a HUD Certified Housing Counseling Agency offering an 8 hour Homebuyer Education Class to prepare and empower homebuyers to make informed decisions throughout the purchase process. For more information and to register for the class please visit us online at <https://lacasahomebuyer2016.eventbrite.com>

## The La Casa Difference



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