



A Strong Foundation in Your Community
 Neighborhood Stabilization Program

ATTENTION HOMEBUYERS!

Neighborhood Stabilization Program (NSP) Fact Sheet

What is NSP?

NSP is your opportunity to buy a foreclosed home which has been purchased from the bank, newly renovated, and is ready for you to buy! Homes will be available in Tracy, Manteca, Stockton and unincorporated areas of San Joaquin County. This is a great opportunity!

Am I eligible?

- Your income must be at or less than 120% of Area Median Income (AMI)
- You must plan to live in the home

What do I need to do?

- Meet the eligibility requirements above
- Take a Homebuyers Education Class and attend a one-on-one counseling session from a HUD Approved Housing Counseling Agency

Why should I buy an NSP home?

- Each home will be thoroughly inspected and renovated as required
- Any necessary renovations will be done with energy efficiency in mind
- Government down payment assistance may be available to qualified buyers
- Buy from a trusted local non-profit agency
- 30 year fixed rate loans at competitive rates will be available to qualified buyers
- No bidding wars will be allowed

Family Size	120% of AMI
1	\$53,400
2	\$61,050
3	\$68,700
4	\$76,320
5	\$82,400
6	\$88,500
7	\$94,600
8	\$100,750

How can I get started?

Call Visionary Home Builders, your local NSP specialist and HUD Approved Housing Counseling Agency, to sign up for a Homebuyers Education Class:

(209) 466.6811
www.visionaryhomebuilders.org



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