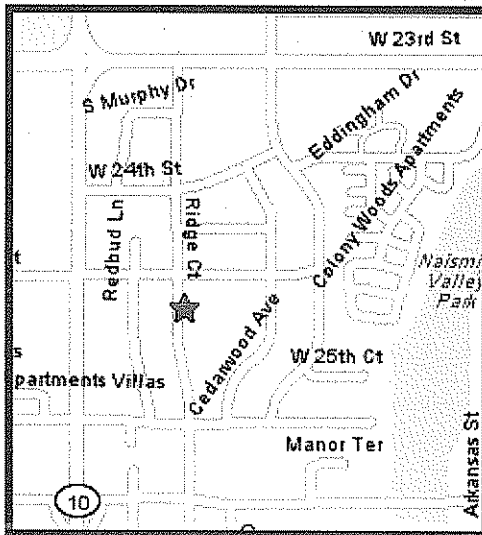


Saturday First Time Homebuyer Workshops

Workshops are free and no pre-registration is required. Workshops will be held from 9:30 a.m. to 1:30 p.m. at the United Way Center, 2518 Ridge Ct., Lawrence KS, 66046 on the following dates:

- July 9, 2011
- September 10, 2011
- November 12, 2011
- January 14, 2012
- March 10, 2012



Building Communities Together



EQUAL HOUSING OPPORTUNITY



City of Lawrence

PLANNING & DEVELOPMENT SERVICES

Tenants to Homeowners, Inc.

Tenants to Homeowners, Inc.

The Lawrence Community Housing Trust

2518 Ridge Court, #103

Lawrence, KS 66046

Phone: 785-842-5494

Fax: 785-842-7570

Email: lawrencelandtrust@yahoo.com

Website: www.tenants-to-homeowners.org

Tenants to Homeowners, Inc.

LAWRENCE
COMMUNITY
HOUSING TRUST
(LCHT)

*An Affordable Purchase and
Rehabilitation Program for Buyers with
Low and Moderate Incomes.*



Lawrence Community Housing Trust (LCHT)

WHAT IS LCHT?

LCHT is a program in which local lending institutions in Lawrence cooperate with the City of Lawrence and Tenants to Homeowners' Lawrence Community Housing Trust Program to help families with low to moderate incomes become homeowners within the city.

HOW DOES LCHT WORK?

LCHT and the homeowner are partners in ownership. The homeowner owns the home and LCHT maintains title to the land. The homeowner has the right to use the land through a 99-year ground lease. This arrangement keeps the cost of the property down and allows the home to remain affordable for future buyers.

WHO MAKES THE LCHT PROGRAM POSSIBLE?

City of Lawrence Development Services
Capitol Federal Savings
Federal Home Loan Bank of Topeka, Inc.
Kansas University Credit Union
Housing and Consumer Credit Counseling, Inc.
Tenants to Homeowners, Inc.



WHO SPONSORS LCHT?

Tenants to Homeowners, Inc. is a non-profit Community Housing Development Organization (CHDO) with a mission to empower tenants to become homeowners.

For more information on TTH's services, see our website at <http://www.tenants-to-homeowners.org>.

WHAT KIND OF HOMES ARE AVAILABLE?

- Homes offered for sale on the program are usually built or rehabilitated by TTH. TTH is committed to building accessible, energy-efficient homes in all new construction projects. Sometimes LCHT houses can be purchased from a seller listing on the market, depending on funding availability for the buyer-initiated program.
- LCHT homes must be in the Lawrence city limits, and cannot be in the FEMA 100-year flood plain.
- Property is generally single-family, although LCHT projects can be multi-family or town home units. Check with TTH to see what properties are currently available or in development.

2011 Maximum Income Guide

Family Size	80% of Median
1	\$39,550
2	\$45,200
3	\$50,850
4	\$56,500
5	\$61,050
6	\$65,550

LCHT LOAN FEATURES

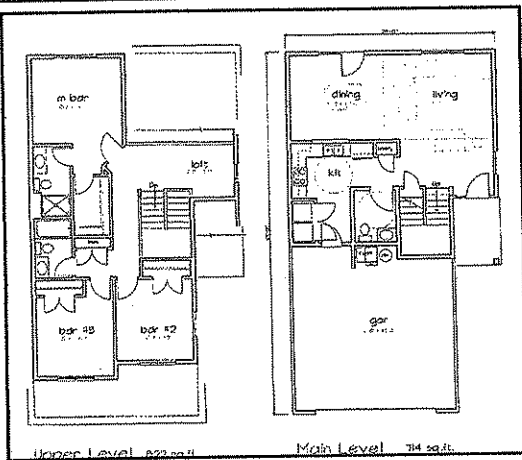
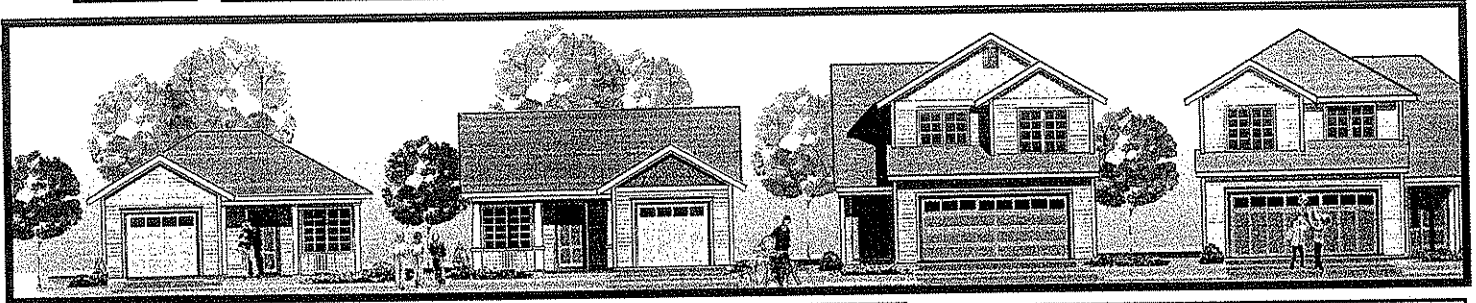
- Pre-approval from a participating lender is required to purchase a LCHT home. Pre-approval still requires a good credit score and 2 years of stable income and payment history.
- Prospective buyers are given a conventional fixed interest rate, with a 30-year non-predatory loan. Often buyers can avoid additional PMI due to the amount of program subsidy.
- Affordable Down Payment Requirement—The LCHT Program requires five percent (5%) of a buyer's annual income but no less than \$500 as a down payment. A gift is acceptable for cash requirements exceeding \$500.
- If you are a first time homebuyer, the LCHT Program will cover closing costs up to \$3,000.

HOMEOWNERSHIP TRAINING

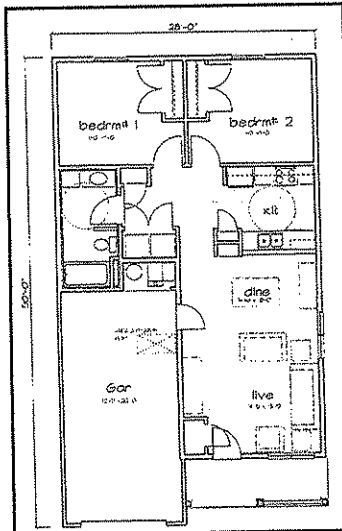
All participants must complete a free first time homebuyer class. Workshops are held in Lawrence every second Saturday of every odd month. No registration is required. See schedule on back, or for class details contact:
Tenants to Homeowners, Inc., 785-842-5494,
e-mail: lawrencelandtrust@yahoo.com,
website: www.tenants-to-homeowners.org



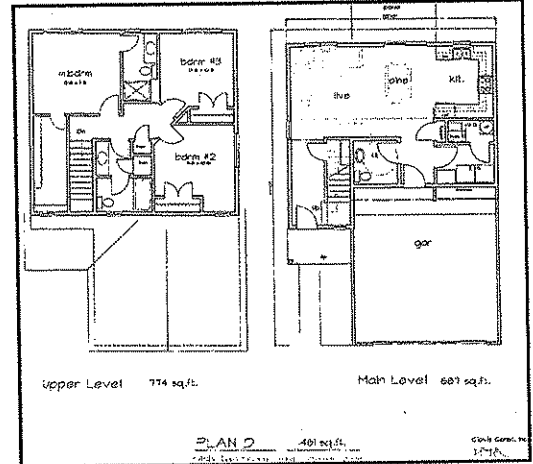
The Lawrence Community Housing Trust Prairie Wind Homeownership Development



3 Bedroom, 2.5 bath Plan 1



2 Bedroom, 1 bath



3 Bedroom, 2.5 bath Plan 2

Prairie Wind, located off 26th & Haskell, is part of the family-friendly Prairie Park neighborhood. Children in this area attend Prairie Park Elementary, South Junior High & Lawrence High. Prairie Wind is an 18-home Energy Star development by Tenants to Homeowners, Inc., a nonprofit organization that has been providing affordable workforce housing in Lawrence since 1992. With estimated market values of appx. \$135,000-\$175,000, these homes will sell to buyers with stable but moderate incomes at prices \$30,000-\$50,000 below market value through the Lawrence Community Housing Trust Program.

In addition to a lower upfront purchase price, the Housing Trust ensures an optimal loan package from participating lenders KU Credit Union and Capitol Federal Savings that includes a prime interest rate and a moderate down payment requirement with waived PMI. The Housing Trust also pays closing costs. In addition to this incredible value, Housing Trust homeowners also enjoy low energy bills due to TTH's green building standards. Our Energy Star homes save families \$100-\$150/mo. on utilities compared with similarly priced, older homes on the market.

In exchange for this upfront purchase subsidy, Housing Trust homeowners agree that when they move on, they will resell at an affordable price that allows them to earn a fair amount of equity, while ensuring the home is affordable to the next moderate-income buyer. In this way, the Housing Trust builds a stock of permanently affordable homeownership opportunities for generations.

The Prairie Wind development is ongoing; our earliest estimate for completion of the first 4 homes is Winter 2011. For more information, please call TTH at 842-5494 or e-mail lawrencelandtrust@yahoo.com. Visit our web site, www.tenants-to-homeowners.org.

Prairie Wind Site Plan:

- 7 homes will be 2BR, 1Bath, 962ft² 1-car garage fully accessible floor plans.
- 9 homes will be 3BR, 2.5Bath, two-story, 1,461-1,536ft² visitable, with 2-car garages.
- 2 homes will be 4BR, 2.5Bath, two-story, visitable, with 2-car garages. We are still working on floor plans.
- There will also be community green spaces and a common space that will be maintained by a homeowners' association.
- Selling prices will be officially set once homes are closer to completion, but we expect homes valued at \$135,000-175,000 to be sold for \$100,000-\$125,000. That's approximately \$719-\$849 including taxes, ins, LCHT lease fee and 5% IR!

2010 Maximum Income Guidelines (Apply Until 2011 Limits Are Released)

Household size	1	2	3	4	5	6
Annual Gross Income	38,950	44,500	50,050	55,600	60,050	64,500