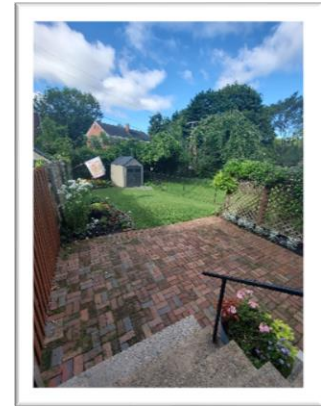
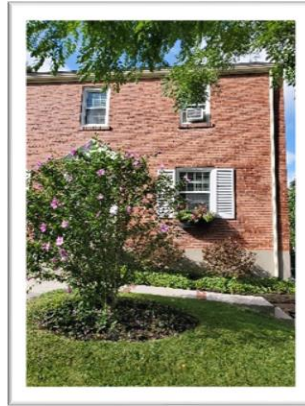




STATE COLLEGE COMMUNITY LAND TRUST

1315 S. Allen Street, #306
State College, PA 16801
www.scclandtrust.org/apply



This a State College Community Land Trust (SCCLT) home; the home will undergo renovations in Fall/Winter 2023 and be available for sale in early 2024. SCCLT provides affordable housing opportunities to income-qualified homebuyers in the Borough of State College. The sales price is for the improvements (house) only. The homebuyer agrees to lease the land from SCCLT.

1122 Center Lane

Sale Price: \$155,000

A charming and well-maintained home on a quiet borough street, convenient to shopping, schools, and downtown! Built in 1947, this is a 3 bed/1 bath unit with 1104 sq. feet and additional finished basement space. Forced air heating with natural gas furnace, new heat pump water heater. Beautiful back patio and fenced in yard.

ESTIMATED MONTHLY COSTS		
Mortgage	Monthly principal & interest based on a 7.5%, 30 yr fixed rate loan	\$1083.00
Homeowner's Insurance	Annually: \$600.00	Put into escrow monthly: \$50.00
Real Estate Tax	Annually: \$2400.00	Put into escrow monthly: \$200.00
Monthly Land Lease Fee		\$25.00
TOTAL A =		\$1,358.00
Electric		\$150.00
Water & Sewage	Pay quarterly.	Set aside monthly: \$70.00
Refuse	Pay biannually.	Set aside monthly: \$40.00
TOTAL B =		\$260.00
TOTAL A + B =		\$1,618.00

Please remember that figures are best guess estimates and do not include:

Telephone • Cable • Internet Service • Home Maintenance