



## THE HOME FOUNDATION STATE COLLEGE COMMUNITY LAND TRUST

[www.scclandtrust.org/apply](http://www.scclandtrust.org/apply)



*This home is currently undergoing renovations and will be available for sale in fall 2025. THF and SCCLT provide affordable housing opportunities to income-qualified first-time homebuyers in the Borough of State College. Eligible buyers for this property must earn <80% of the Area Median Income (\$77,850 for 3-person household). The sale price is for the improvements (house) only. The homebuyer agrees to lease the land from SCCLT.*

### 131 E WHITEHALL RD

### Sale Price: \$155,000

Cute and compact 1950s Gunnison home in the Borough's Tusseyview neighborhood. Two bedrooms/one bathroom in 818 sq ft of single-story living. Updated kitchen, electrical, insulation, and new heat pump. Beautifully landscaped 0.2-acre lot with front garden, rear patio, fire pit, and storage shed.

ESTIMATED MONTHLY COSTS			
Mortgage	Monthly principal & interest based on 6.75% 30 yr fixed rate loan (3% down)		\$975.00
Homeowner's Insurance	Annually: \$800	Put into escrow monthly:	\$67.00
Real Estate Tax	Annually: \$2307		\$192.00
Monthly Land Lease Fee			\$25.00
TOTAL A =			\$1,259.00
Electric	Monthly		\$90.00
Water & Sewage	Pay quarterly	Set aside monthly:	\$75.00
Refuse	Pay biannually	Set aside monthly:	\$40.00
TOTAL B =			\$205.00
TOTAL A + B =			\$1,464.00

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

Telephone • Cable • Internet • Home Maintenance