



STATE COLLEGE COMMUNITY LAND TRUST

1315 S. Allen Street, #306
 State College, PA 16801
 (814) 867-0656
 www.scclandtrust.org



This is a State College Community Land Trust (SCCLT) home. The 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 the SCCLT.

1021 South Atherton Street

\$135,000.00

This is a half-duplex with a lovely backyard. Updated kitchen and bathroom. Home has natural gas heat. Featuring 3 bedrooms, 1 bathroom, hardwood floors, and storage space in the attic. Within walking distance to schools, stores, restaurants and more.

Included: Refrigerator, Range/Oven, Microwave, washing machine and dryer

1104 square feet-upstairs, 552 square feet-basement, .13 acre

ESTIMATED MONTHLY COSTS		
Mortgage	<i>Monthly principal & interest based on a 6.25%, 30 yr fixed rate loan</i>	\$831.00
Homeowner's Insurance	<i>Annually: \$540.00</i>	<i>Put into escrow monthly:</i> \$45.00
Real Estate Tax	<i>Annually: \$2323.00</i>	<i>Put into escrow monthly:</i> \$195.00
Monthly Lease Fee		\$25.00
TOTAL A =		\$1096.00
Electric		\$40.00
Heat—Gas		\$60.00
Water & Sewage	<i>Pay quarterly.</i>	<i>Set aside monthly:</i> \$50.00
Refuse	<i>Pay biannually.</i>	<i>Set aside monthly:</i> \$38.35
TOTAL B =		\$188.35
TOTAL A + B =		\$1284.35

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

Telephone • Cable Internet • Service • Home Maintenance