

# Own for Less in Downtown Delray Beach!



**LIMITED TIME DEAL! New Construction Townhome Available for Immediate Move-in. Own for less than renting. 63 NW 4<sup>th</sup> Avenue, Delray Beach**  
*3 Bedrooms, 3.5 baths, 2 car garage, Community Pool, Gated Community, Xfinity Internet & TV, Alarm monitoring and Landscape Maintenance Included, Great Downtown Location. It could be from \$450,000 to \$600,000 depending on Household Size, Income and SHIP program qualification for up to \$100,000.00 for downpayment.*



**ELIGIBILITY:** This is an income restricted home; buyers are subject to **Maximum Allowable Household Income** limits, which vary by **Household Size**, which includes each person who will reside in the home, regardless of age. **Household income** is all income from any source, including but not limited to wages, child support, social security payments, retirement benefits, military/veteran's disability payments, unemployment, welfare benefits, and interest and dividend payments. **Maximum Allowable Household Income** is determined by the US Department of Housing and Urban Development (HUD) and is adjusted annually. You may be eligible to purchase this home if you satisfy mortgage underwriting criteria and your household income falls within the limits shown below.

Household Size	2 persons	3 persons	4 persons
Maximum Allowable Household Income*	\$112,320	\$126,240	\$140,280
Sale Price w/ SHIP downpayment	\$450,000	\$520,000	\$600,000
Est. Monthly Payment (P&I)	\$2,365	\$2,792	\$3,285

\*Assumes Successful Palm Beach County SHIP Application

**Hurry. Must Apply by May 5, 2025 for SHIP Down payment assistance!**



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