

**People Improving Communities and Neighborhoods
(PICAN, an affiliate of People, Incorporated),
the City of Fall River (Honorable Mayor Jasiel F. Correia),
the Community Development Agency,
and Diman Regional Vocational Technical High School**

are collaborating to offer this new construction, single family home as part of an ongoing effort to improve our communities and promote homeownership opportunities in our neighborhoods for qualified first-time home buyers

New Construction Single Family Home 132 Duluth Street, Fall River, MA 02721



- The home is located in the South End of Fall River, Massachusetts.
- Approx. 1,500 square feet of living space
- 3 bedrooms
- 2 full bathrooms
- living room
- dining room
- kitchen
- one-car garage attached
- sits on a 11,700 square foot lot
- close proximity to highway access, schools, shopping, and other services and amenities in the Maplewood Park neighborhood

First-time Home Buyers Lottery Guidelines

- Lottery participants must provide a pre-approval letter showing a fixed interest rate from a local lender to be eligible to enter
- Applicants must occupy the unit as their primary residence
- Applicants must meet the definition of a First-Time Home Buyer and complete a First-Time Home Buyer workshop
- Applicants' household income shall not exceed 80% of area median income based on household size as determined by HUD. Annual Gross Household Income must be less than:

1 Person - \$40,800 2 Persons - \$46,600 3 Persons - \$52,450 4 Persons - \$58,250
5 Persons - \$62,950 6 Persons - \$67,600

Lottery applications are available Monday through Friday, from 8:00am – 4:00pm, at People, Incorporated, 4 South Main Street, Fall River, MA 02721 or can be downloaded at www.peopleinc-fr.org. **Applications must be delivered no later than 4:00pm on May 12, 2017 to People, Incorporated to be time stamped.** Mortgage pre-approval is required with submission of application.