

Buying, building or fixing up your home, there is...

Value added
HERE

In Moorhead, you've got access to quality neighborhoods, affordable public services, award-winning schools and financial incentives that help you pack a lot of value into your housing budget.

- New construction and home improvements continue in numbers higher than the national average
- New neighborhoods are springing up in all directions near golf courses, parks and other amenities.
- 19 developments in all, with more than 1,000 lots available starting at \$7,800
- New building tax incentives are available NOW (see back panel)
- Low property taxes make your housing dollars go further
- Affordable, well-kept existing homes expand your options
- First-time homebuyers program helps people who didn't think a house was in their future
- \$5,000 in closing costs and down payment for eligible buyers
- Minnesota Housing loans with below-market rates

Ask your lender or realtor® for more information on financial incentives.

Home Purchase

Moorhead has homes in many price ranges and a wide choice of distinctive, appealing neighborhoods.

Down Payment Assistance	HAF ¹ (Available with Minnesota Housing mortgages)
Entry Cost Assistance	\$5,000
Income Limit (Note: Cash asset limitations apply.)	CASA ¹ Buyers - See Income Table 1 MMP Buyers - See Income Table 2
Max Purchase Price	\$237,031
Interest Rate	0%
First-Time Buyer	Yes
Buyer Contribution	\$500
Home Buyer Training	Required
Participating Lenders See www.mnhousing.gov or call 218-299-5434	

¹ Additional eligibility criteria may apply; check with participating lender or Moorhead Neighborhood Services (218-299-5434) for details.

Home Improvement

Moorhead offers a variety of ways to update, improve and repair.

Improvement Loans	MN Fix-up Fund	City/CDBG	NIP/Gate City
Loan Limit	\$35,000	\$20,000	\$40,000
Income Limit	\$96,500	See Income Table 3	\$68,200 *
Term	10-20 years	Permanent	10 years
Interest Rate	Below market; consult lender for current rates	0%	4.9% **
Loan To Equity	110%	100%	110%
Participating Lenders	See www.mnhousing.gov or call 218-299-5434	City 218-299-5424	City 218-299-5434

Minimum loan amounts may apply. Limited funds available.

* Income limits waived for homes constructed prior to 1970.

** Interest rate is subject to change.

Mortgage Financing	MMP	CASA ¹
Max Purchase Price	\$237,031	\$237,031
Income Limit (Note: Cash asset limitations apply.)	See Income Table 2	See Income Table 1
Interest Rate	Below market; consult lender for current rates	
First-Time Buyer	Yes	Yes
Home Buyer Training	No	Required
Participating Lenders See www.mnhousing.gov or call 218-299-5434		

Home buyer education is required for both Moorhead down-payment assistance programs and the CASA program. But whether you qualify for one of these housing programs or if you are getting a traditional mortgage, home buyer education is a great way to learn more as you make this significant investment. Participating Educators: The Village Family Service Center (701-235-3328) and Family Life Credit Services (701-232-4673) offer home buyer education classes that meet the home buyer training requirement for Moorhead housing loans.

Many area lenders participate in these programs. Contact the lender of your choice or Minnesota Housing (800-710-8871 or www.mnhousing.gov) to confirm participation. Some lenders offer additional programs. Please consult participating lenders for additional options.

For up-to-date information and eligibility requirements visit www.cityofmoorhead.com/housing.

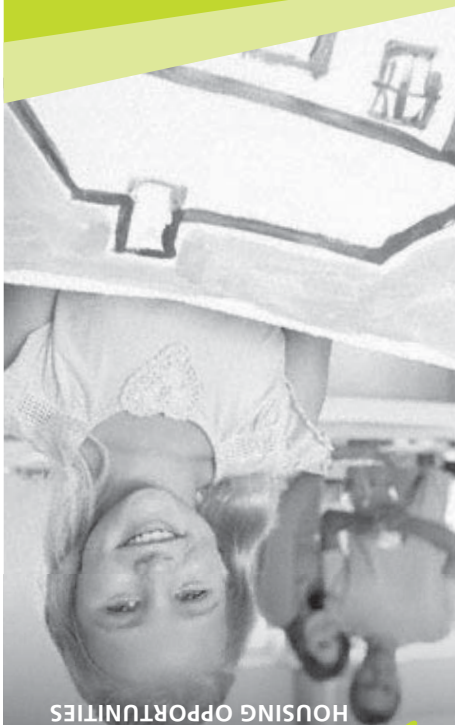
Income Table

Household Size	Table 1	Table 2	Table 3
1	\$58,400	\$30,700	\$38,200
2	\$58,400	\$35,100	\$43,650
3	\$58,400	\$39,500	\$49,100
4	\$58,400	\$43,800	\$54,550
5	\$63,100	\$47,400	\$58,900
6	\$67,800	\$50,900	\$63,300

HAF – Homeownership Assistance Fund
MMP – Minnesota Mortgage Program
CASA – Community Activity Set Aside Mortgage Program
CDBG – Community Development Block Grant Loan Fund
NIP – Neighborhood Impact Program

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[building community]
Remodeling.
Purchasing.
Building.



HOUSING OPPORTUNITIES

Moorhead...

Moorhead Neighborhood Services
(218) 299-5434
toll-free (877) 833-6667
www.cityofmoorhead.com



Get all the details online at cityofmoorhead.com
For full program details, eligibility requirements and fund availability, contact the builder, Realtor® or lender of your choice, or call:

- Applies to new construction on residential property
- New single family residential properties such as twin homes, townhomes, condominiums and some other homes types are eligible
- Construction must begin prior to December 31, 2010
- Two years taxes abated up to \$200,000 in home value (Lot value and special assessments are not included)

If you've ever wished you could skip your taxes, now is the time to build a home in Moorhead. The state of Minnesota is offering a two-year tax abatement in Moorhead when you build a home before the end of 2010.

Take a Tax Break!

A walk in the neighborhood could become an evening-long event. Moorhead neighborhoods tend to be friendly places where organized and impromptu gatherings often occur. Partake in education. Many young families first come to Moorhead because of its award-winning school system. Even more young adults come for the higher learning at Concordia College, Minnesota State University Moorhead and Minnesota State Community and Technical College. Students or not, the entire community joins in school cultural events, sporting events and continuing education opportunities. Kids rule in Moorhead. The evidence all points to a community with youthful vitality: vigorous parks & recreation program, investment in a new soccer complex, strong music and theater programs. In school and out, kids have no shortage of activities to help them grow in every way. Moorhead also contributes to the Metro Youth Partnership, a tri-city group that works together to promote building healthy assets in kids.

Active Living.