

Your Path to Riverside Avenue Project Homeownership

2-bedroom homes:

- 3141 Riverside Avenue
- 962 San Jose Avenue

3-bedroom home:

- 958 San Jose Avenue

Obtain *South Lake Tahoe For Sale Homes Available Flyer* from:

- Saint Joseph Community Land Trust (SJCLT)
jimmeiers@saintjosephclt.org
- your real estate broker
- SJCLT's broker:
jill.teakell@compass.com

What's Available

Offer Requirements

If you believe you may qualify after reading the flyer:

- Obtain & complete the Homeownership Application & Ground Lease form from SJCLT
- SJCLT confirms initial household income qualification & forwards to Caliber Home Loans
- Complete *Framework* Homebuyer Course
- Obtain Caliber Home Loans mortgage pre-qualification

Once eligibility requirements have been met prepare offer:

- Offer confirms satisfaction of requirements*
- Offers will be accepted through October 13th at 5pm
- All offers that meet the terms will be put in pool for random drawing
- If no offers are received by the deadline, selection by 1st come/ 1st served that meet the requirements.
- Primary & back up offers accepted for each home

Submit Offer

Home Purchase

Enter into Purchase Agreement

- Within 30 days of acceptance:
 - Meet with attorney
 - Make any selections offered
 - Approve plans & other conditions
- Construction commences
- Closing within 14 days of Certificate of Occupancy

* SJCLT will confirm that offer price does not exceed maximum allowable sales price & household income meets the 120% of El Dorado County Area Median Income threshold based on 2022 data. Household is generally members of the same family living together. Non-family members must document that they have been living with Household for at least 6 months prior to the application and confirm that such occupancy will continue. Special rules regarding household and what counts as income may apply to specific situations.