

Two Rivers Community Land Trust (CLT) helps make homeownership possible for homebuyers who are unable to purchase a home on the conventional market.

**How Does CLT Ownership Work?**

Two Rivers CLT offers new and recently renovated homes at a reduced rate using CLT ownership.

**Ownership:** The CLT owns the land under the home and the homebuyer owns the house. Unlike other affordable ownership options such as townhomes or condos where homeowners pay association dues, Two Rivers CLT simply charges \$25 per month for the use of the land.

**Resale:** In exchange for the lower purchase price, when the owner chooses to sell their home, they agree to take their earned equity plus 25% of the increase in the value of their home upon sale.

Visit our website for information, and to see homes for sale:  
**[www.tworiversclt.com](http://www.tworiversclt.com)**

To Learn More . . .  
Attend a Homebuyer Orientation



**Upcoming Sessions**

Check website for updates

**Orientalions Held**

Location	Lake Elmo
<b>Dec 13, 17, 20, 27</b>	<b>Jan. 7, 10, 19,21,26</b>

Weekdays: 6:30p.m. to 8:00 p.m.  
Saturdays: 8:30 a.m. to 10:00 a.m.

**Reservations Required to Attend**  
**Call: (651) 994-9194 ext. 203**

**Lake Elmo Sessions held at:**  
**Two Rivers Community Land Trust**  
**3880 Laverne Ave N. #175**  
**Lake Elmo, MN 55042**

**Directions to Two Rivers CLT:** I-694 to the Hwy 5/ Stillwater Blvd. Exit. Go east into Lake Elmo (several miles from 694). At Lake Elmo Ave (Co. Rd. 17) turn left. Take your 1<sup>st</sup> right after the school. There is a sign that says Brookfield I where you turn. Continue through the parking lot. We are in the Brookfield II Building, across from Lake Elmo City Hall. Suite #175.

**Two Rivers CLT Benefits**

- Variety of homeownership options
- Homes in good condition (new or recently renovated)
- Reduced mortgage costs
- Lower entry cost—The funds brought by Two Rivers are used as down payment. Buyer provides earnest money and closing costs.

**Resources Available:**

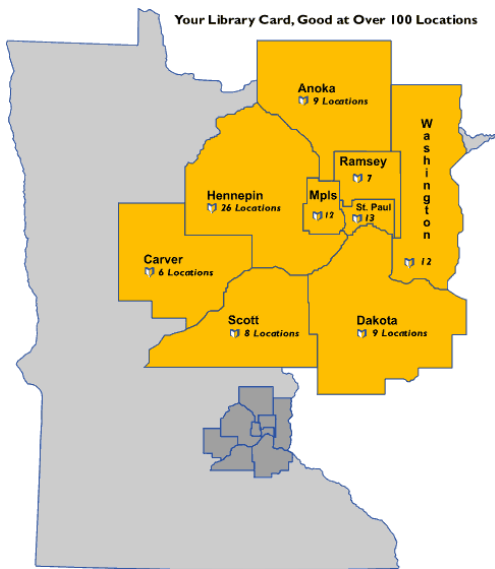
- Access to Low Interest Mortgages
- Access to Down Payment & Closing Cost Assistance
- Pre-purchase and Post-purchase Support from Two Rivers Staff

**Program Income Guidelines**

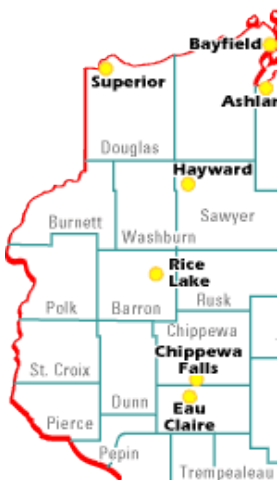
Annual Gross Income		
Household Size	No Higher Than	Suggested Minimum
1	\$44,950	\$30,000
2	\$51,400	\$33,000
3	\$57,800	\$33,000
4	\$64,200	\$35,000
5	\$69,350	\$37,000
6	\$74,500	\$37,000
7	\$79,650	\$37,000
8	\$84,750	\$37,000

# Service Area

Two Rivers Community Land Trust is a nonprofit housing developer whose mission is to provide affordable home ownership to people making up to 80% of area median income in Washington & Anoka counties in MN and St Croix & Pierce counties in WI



MN Twin Cities Area Map - <http://www.melsa.org/locations.cfm>



Western WI County Map - [www.wisconline.com/counties/index.html](http://www.wisconline.com/counties/index.html)

## Have Hope . . . A Message from our First Buyer

*I have found dignity in perseverance,  
in finding the Community Land Trust.  
People whom I feel are really for me.*



*I don't know what the future holds  
but I am hopeful.  
I have another chance in this world of equity,  
a privileged world,  
I never thought that my dreams, my vision,  
would come true.*

*Now I can say that it is possible to work hard  
enough and grab a piece of the American Pie,  
like stories I've heard for generations,  
although I never understood how,  
especially for a single mom.*

*Now the story goes like this.  
No longer will I have to recertify for Section 8  
proving that I am poor enough.  
No longer will I be worse off for making more  
of myself or making more money.  
No longer will I be throwing away money  
to someone else in order to have a roof  
over our heads.  
No longer will I have to feel that no matter  
how hard I try, I can't make ends meet.*

*In my home I can wake up and see the light  
streaming in through the dining room window  
onto the family piano.*

# Homeownership Just a Dream?

## Think Again



TWO RIVERS  
COMMUNITY  
LAND TRUST

