

NEW HOMES in NE Portland priced from under \$60,000

Come and talk with the builder. Let's discuss floor plans & other options.

J.A.M. Development
Don Jones, owner
B.B.#58292



Don Jones

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Today

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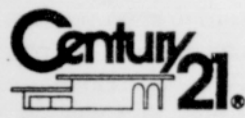
ADDRESS 5212 NE 23rd

LOT SIZE 50x100
LIVING AREA 1200sq. ft.
Basement 35% partial
STYLE old Portland 2 level

BEDROOMS 4
DINING ROOM possible formal
BATHROOM 1
FIREPLACE/WOODSTOVE none

TERMS Seller Assisted Financing

FEATURES/COMMENTS Great investment potential for 1st time home owner or investor. Security lighting with bars on windows and doors. Easy access to freeways and downtown Portland. Seller ready to negotiate.]



PENINSULA REALTY INC.
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Business (503) 286-5826
Fax (503) 286-6675



Rose Marie Davis
Sales Associate

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A HOME LOAN FOR PEOPLE WHO THINK THEY CAN'T GET ONE.

Not everyone has the money it takes to take out a home loan from a bank. they can be borrowed with the rest of the money.

But right now, a lot of people in Portland who think they can't qualify for a home loan, can. With a HomePartners loan from U.S. Bank. It gives you the money you need to buy a house without costing an arm and a leg. Or even a foot. Here's how it works.

With a HomePartners loan, the amount of money you need for a down payment is one third less than even the usual federally insured home loan requires. And most closing costs, for things like title insurance and other fees, don't have to be paid up front—

A CONVENTIONAL HOME LOAN	VS	A HOMEPARTNERS HOME LOAN
DOWN PAYMENT		
5%		2%
HOW DO YOU GET YOUR DOWN PAYMENT?		
Must be from your own savings		Can be a gift from a relative
NECESSARY REPAIRS		
Must be done before loan is given		All repairs (except those required for health or safety reasons) can be done after loan is given
ADDITIONAL CLOSING COSTS		
All costs must be paid up front		Most costs can be financed
TOTAL CASH REQUIRED AT CLOSING FOR A HOUSE WITH A SALES PRICE OF \$30,000 (For down payment, up front closing costs, estimated taxes and insurance)		
\$3,652		\$2,160
DO YOU QUALIFY?		
% OF MONTHLY INCOME ALLOWED FOR HOUSE PAYMENT		
28%		Up to 33%
CREDIT HISTORY		
Previous loan experience on cars, credit cards, etc.		Without prior loan experience, landlord references or a good record of paying utility bills can be used to establish credit history
<p><small>The U.S. Bank HomePartners Program can help you purchase a house in Portland for up to \$49,000. You are eligible to apply if your annual household income does not exceed the following income guidelines: 1 Person—\$24,000. 2 People—\$28,500. 3 or more people—\$31,700. HomePartners is offered through U.S. Bancorp Mortgage Company.</small></p>		

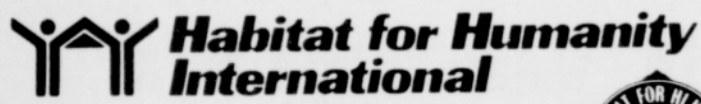
Not only does this home loan cost less, it's easier to qualify for. A steady income and a good history of paying your bills might be all you need.

Now, we aren't exactly giving away these loans to everyone who walks in the door. But, we guarantee that a lot of people who thought they'd never be able to get a home loan will get one.

So, before you give up on the idea of owning your own home, take a look at what U.S. Bank's HomePartners loan has to offer. It could save you from a lifetime of rent.



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Ed Warmoth
Public Relations Consultant



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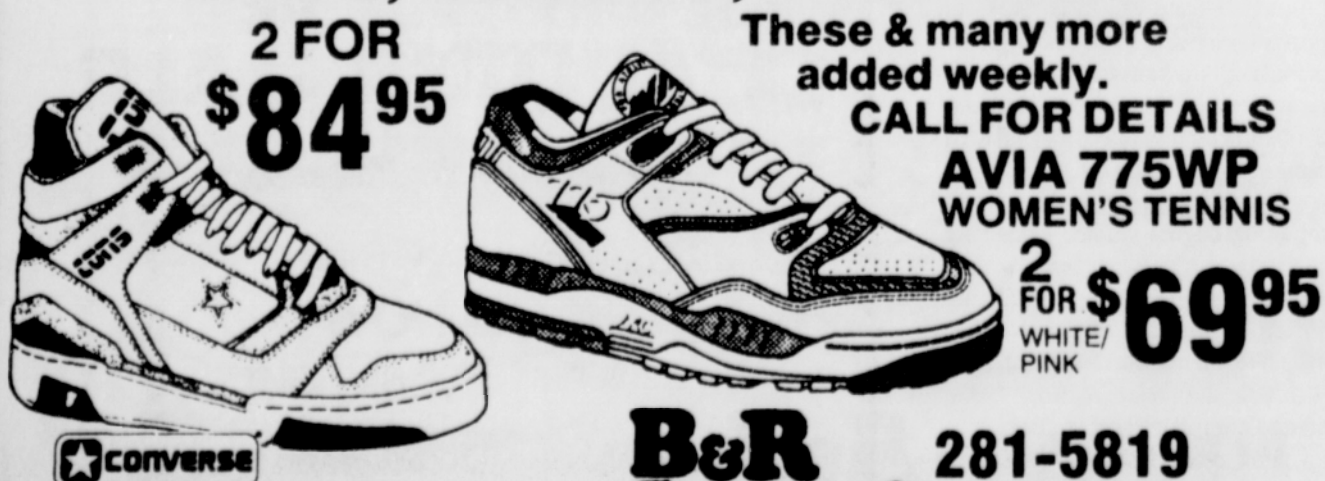
104 NE Russel St.
Portland, Or 97212
(503) 282 5111

Notice of Neighborhood Meetings Schedule

- 8 - King Neighborhood Association Meeting 7:00pm King Facility 4815 NE 7th
- 13 - Humboldt Neighborhood Association Board 7:30 pm Humboldt School 4906 N Gantenbein
- 15 - Woodlawn Neighborhood Association Meeting 7:00pm Odd Fellows Lodge 700 NE Dekum
- 21 - Grant Park Neighborhood Association Meeting 7:30pm Fernwood Middle School NE 33rd & Hancock
- 8 - Beaumont-Wilshire Neighborhood Assoc. Board 7:30pm Beaumont School 4043 NE Fremont
- 13 - Eliot Neighborhood Association Board Meeting 7:00pm Grace Collins Daycare Center 128 NE Russell
- 21 - Northeast Coalition Monthly Board Meeting 7:00 pm King Facility 4815 NE 7th
- 22 - Rose City Park Neighborhood Association General 7:30pm Rose City Park School 2334 NE 57th

2 FOR 1 SHOE SALE!

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