⭐ Property

Quick Tabs:

🏡 Property Detail

91 Trolley Crossing Lane, Unit 91, Middletown, CT 06457

🌟 Property Details 🌟

🏡 **Private Corner Townhome**
📍 **Location:** Close to shops, dining, & entertainment

Interior:

- 🛏️ **Bedrooms:** 2
- 🛁 **Bathrooms:** 1.5
- 🧱 **Year Built:** 1987
- 📏 **Size:** 1,206 sq. ft.
- 🚗 **Garage:** 2-car attached
- 🌞 **Total Rooms:** 5

Outdoor Features:

- 🌿 **Patio Deck**

Building & Utilities:

- 🧩 **Exterior:** Shingle, Shake
- 🏗️ **Construction:** Frame
- 💧 **Water:** Public
- 🚽 **Sewage:** Public
- 🔥 **Heating:** Baseboard (Natural Gas)
- ❄️ **Cooling:** Central Air
- 🌡️ **Hot Water:** Electric
- 🚿🔌 **Washer & Dryer Hook-Up**

Additionals:

- 🐾 **HOA:** Yes
- 🐶 **Pets:** Allowed (conditions apply)
- 🍽️ **Appliances Included:** Refrigerator, Stove, Dishwasher, Washer

We are looking for a responsible homeowner who is looking to own a home but can't get approved traditionally. This property provides you the opportunity to stop wasting $ on rent.

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Terms

TERMS

Rent 2 Own / Owner Financing Program Only

Rent	Rent 2 Own Terms	Owner Financing Terms
• **$2200 monthly** • **1st & last - $4400** • **Annual rental agreement** • **Total Gross Household Monthly Income No less than $6,600**	• **$225,000 Sales Price** • **Locked in sales price (5 years)** • **Option Fee Required - $4,400** • **$2200 monthly** • **8.75% - 10.5% Interest Rate** • **Total Gross Household Monthly Income No less than $6,600** • **Monthly performance benefits** (Monthly payment is dependent on the program selected and the amount put down. Rent to own programs differ from owner financing.)	• **$218,000 Sales Price** • **Down Payment Required (20% / $40,000)** • **7.5% - 9.99% Interest Rate** (subject to change) • **Total Gross Household Monthly Income No less than $6,600** • **Tax Benefits** • **Estimate Monthly Mortgage - P&I Only $1,200-$1,600**(This number does not include taxes, insurance, or hoa fees and is based off of 218K sales price, with 20% down, at 7.5% - 9.99% interest rate.
• Monthly payment is dependent on the program selected and the amount put down. Rent to own programs differ from owner financing.		• **No banks needed** • **Qualifications based on income not credit**

TERMS

Rent 2 Own / Owner Financing Program Only

Currently with homeowners looking to purchase, credit score is what affects many from not owning. These are the current average interest rates as of January 2025:

Excellent Credit (760+ FICO)	Good Credit (700-759 FICO	Average to Below Average Credit (620-699 FICO):	Under 620 Credit Score
• **Average Rate**: Around **6.75% - 7%** • Borrowers with excellent credit can access the most competitive rates, benefiting from lenders' lowest risk tiers.	• **Average Rate**: Approximately **7% - 7.25%** for a 30-year fixed-rate mortgage. • This tier offers slightly higher rates than the best tier but remains competitive and can vary depending on the lender and other factors(Mortgage Reports).	• **Average Rate**: Ranges from **7.25% to 8%** for a 30-year fixed-rate mortgage. • Borrowers in this range typically pay higher rates to compensate for increased risk to the lender. Those closer to 620 may see rates toward the higher end of this range(Mortgage Reports).	• **Average Rate**: Ranges from **8% - 10% (and even higher)** • **Private Lenders - 12% -15%** • Borrowers in this range typically get denied financing, there are limited loan options that are associated with higher fees

The interest rate listed for this property is not only competitive with avg to below credit but is far lower than other private lenders who are lending no less than 12%. The interest rate provided is based on a 620-699 credit score. Individuals with a lower credit score than that are able to acquire and live in their future home. Providing the opportunity to build your credit while you are living in your home. This allows the homeowner to apply for a loan down the road or refinance with us for a lower rate. Although others wanted to price this with a higher interest rate, we fought to keep it where it is currently at.

Supporting our Housing Mission

We kept this property aligned with the current market rent, so let your rent count for something than nothing! Again monthly mortgage payments are dependent on the program selected and amount put down.

Property Pictures

Property Pictures

View property pictures here: 👇👇👇👇👇

[Trolley Crossing Condominium Property Pictures]

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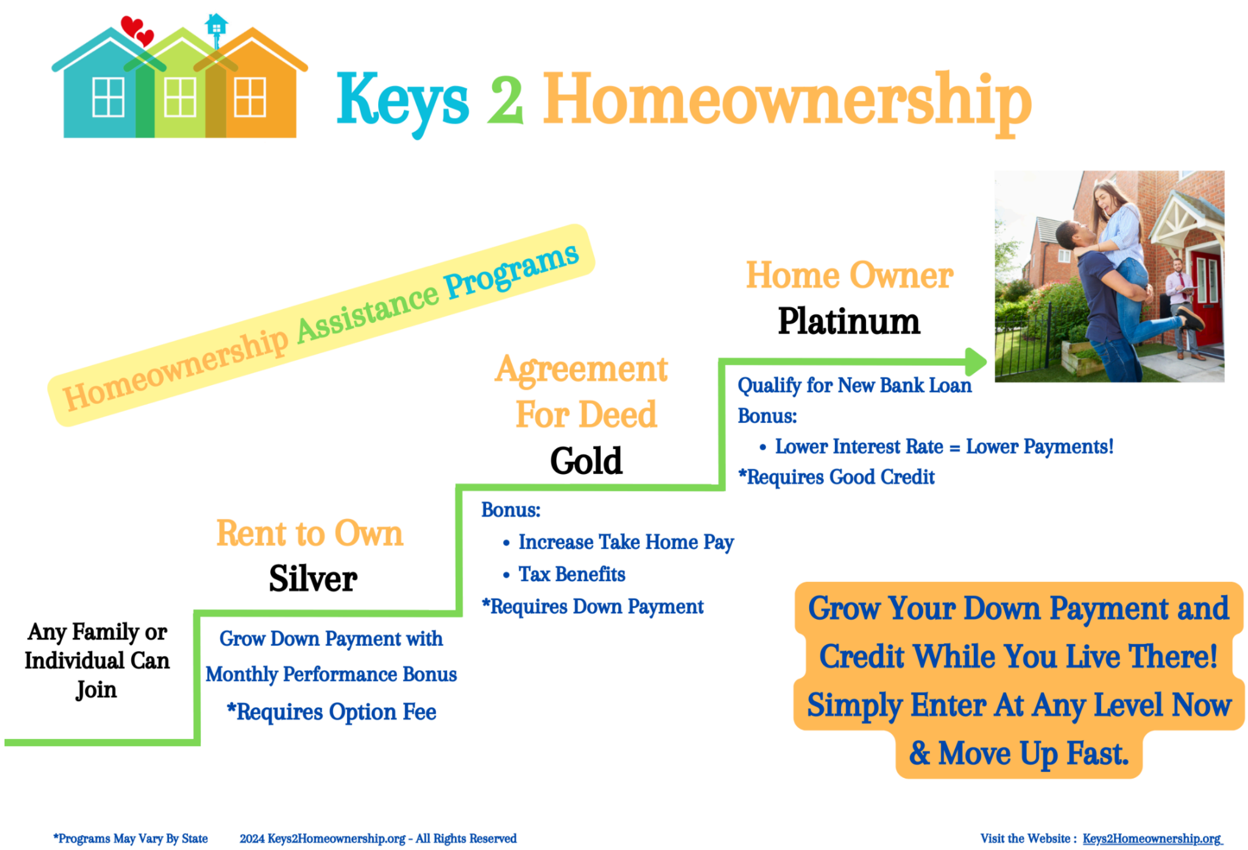
🔑 Keys 2 Homeownership Program

Golden Gates Consulting partners with **Keys 2 Homeownership™**

Keys 2 Homeownership™ is a tailored program to assist families and individuals like yours in the journey toward owning an affordable home. Their team of housing specialists is committed to uplifting the community and transitioning **responsible renters** to proud homeowners. They offer housing solutions where monthly payments are kept comfortably below one-third of a family's total monthly income. This approach ensures that your family can secure a home that is not just affordable but also sustainable in the long run, helping you obtain your keys to your future home.



Keys2Homeownership.org   [Go Back To Main Page]()

👷 Work 4 Equity Program

WORK 4 EQUITY PROGRAM

***No longer available for W4E* as of 1/1/2025**

The **Work 4 Equity** program is a unique homeownership opportunity where you can purchase a property at a reduced price or with a lower down payment in exchange for completing some of the property's needed repairs or cosmetic updates yourself. Instead of paying the full market price upfront, you "earn" equity by putting in the work. This allows you to gain instant equity in the property and make it your own, all while potentially saving money on the overall cost.

It's ideal for handy buyers or those with friends and family who can help tackle some DIY projects! 🛠️💪

Property Options To Sell (specific to property):

Allowing Program	**Information Specific to Property**	**Benefits**
☐ Work 4 Equity	➔ Perfect opportunity for homeowner who is handy or family who is handy ➔ Minor type work - cosmetic ◆ doors, door frames, patching walls, painting, dining carpet, 1 new toilet needed, hvac repair (factored in with with reduced down payment / sales price)	➔ Opportunity for lower down payment OR overall sales price ➔ Instant increase in equity

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🏁 Qualifications

Qualifications - Only 2

1. **Income-Based** 📊:
    - *Proof of Steady Income:* We'll need verification of consistent income to ensure affordability (3 months)
2. **Down Payment** 💵:
    - *Flexible Down Payment Options:* A down payment is required, and the amount will vary based on the property and specific terms.
    - *Investment in Homeownership:* The down payment shows your commitment and contributes to your equity.
3. **No Credit Check** ✅:
    - *No Credit History Required:* Unlike traditional loans, we don't base eligibility on your credit score.
    - *Focus on Financial Stability:* As long as you meet the income and down payment criteria, your credit isn't a factor.

Program Highlights:

- **Keys 2 Homeownership:** Ideal for individuals or families who are ready to own but may face challenges with traditional bank financing.
- **Build Equity Over Time:** Each payment contributes to your ownership, with the option to fully own the home by the end of the agreement.

Ready to own your home without the banks? Our Rent-to-Own / Owner Financing program could be the perfect fit! 🏡🎉

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⏭️ Next Steps

Next Steps

1. **Fill Out the Prequalification Form** 📝
    - This form will help us understand your financial situation, including your income and down payment availability.
    - No worries about credit checks – we're focused on affordability and your commitment to the program!

Ready to take the first step? Complete the pre-qualification form to kickstart the process! 🏠💼

CLICK HERE TO START THE PRE-QUAL PROCESS

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