

HOUSING NEED

You will be considered for a Habitat home if your present housing is inadequate and unacceptable. This includes the following:

1. Substandard Structure:

- water, electrical, or sewerage service system problems
- structural deterioration
- lack of indoor plumbing
- inadequate heating systems

2. Safety, Health, and Sanitary Issues

- unavoidable dangers/hazards to children or physically challenged family members
- irremovable hazardous or toxic material
- inappropriate emergency egress exits

3. Size of Present Dwelling

- Overcrowding (Takes into consideration the number, ages, and sex of children compared to the number of bedrooms in present home)

4. Lack of Housing

- Family has tentative living arrangements with relatives or friends
- Family is living in transitional housing facilities or motels
- Family is living in a house that is condemned, sold, or moved
- Family is losing its lease, certificate, or voucher due to uncontrollable circumstances.

5. Excessive Housing Costs

- Based on the percentage of monthly income currently spent on housing
- Based on financial analysis and full financial situation disclosure in Habitat interview(s).
- Total annual household income must be **equal to or between** the minimum and maximum limits tabulated below.

Number of Household Members	*Minimum Annual Income	*Maximum Annual Income
2	\$15,600.00	\$26,785.00
3	\$16,800.00	\$27,985.00
4	\$18,000.00	\$29,185.00
5	\$18,390.00	\$34,350.00
6	\$18,880.00	\$36,530.00
7	\$19,830.00	\$38,960.00
8	\$20,780.00	\$41,390.00

*Annual income is gross (before deductions)

** Income limits are subject to change.

ABILITY TO PAY

Habitat wants to make sure you can adequately support a home as an owner, not as a renter, including utilities, home repairs, and general upkeep that come along with homeownership. Ability to pay includes:

1. Meeting All monthly payments

Since you will be actually buying your home from Habitat, you must demonstrate your ability to make ALL monthly mortgage payments. The monthly mortgage payments include the mortgage principal payment plus the payment for property taxes and homeowner's insurance. There is no interest on the loan for a Habitat home.

$$\begin{array}{r}
 \text{Mortgage} \\
 + \\
 \text{Property Taxes} \\
 + \\
 \text{Homeowner's Insurance} \\
 = \\
 \text{Monthly Payment}
 \end{array}$$

(Guidelines adjusted annually)

2. Verification and adequacy of ALL household income and expenses.

When completing your application packet, please carefully review and complete the supporting document checklist.. Also, be sure to attach all applicable documents

3. Debt to Income Analysis

Income must fall within the minimum and maximum gross annual income limits. *Please reference Income guideline table in the lower left panel.* We will help you to determine if the monthly mortgage payment will jeopardize your ability to meet all your other family financial obligations and expenses. We can also help you if you need to develop a budget to determine your eligibility.

4. Acceptable Credit History

Habitat obtains a credit report on all applicants; however, Habitat does NOT expect perfect credit. Hence, it is important that you complete and sign the Credit Authorization form.



WILLINGNESS TO PARTNER

When selected, you become a "partner family" in the Habitat program and the Community. Your willingness to partner is based on your **agreeing** to do the following:

1. Complete Sweat Equity Hours

You must complete a minimum of 350 hours of volunteer work with Habitat. This will count toward your total "sweat equity" contribution to be completed before becoming a homeowner. Your family and friends can help you with completing your sweat equity hours. Also, you are given fourteen months to complete these hours. Sweat equity includes but is not limited to:

- Attending and participating in Habitat events and activities
- Assisting in the construction of your home (e.g. painting, clearing lots, etc.)
- Assisting with the construction of other Habitat houses

2. Maintain ongoing relationship with Habitat Leadership, Family Support Committee, and Staff

3. Make payments IN-FULL and ON-TIME

4. Attend homeownership education sessions

- Complete a first-time homebuyer's credit counseling course
- Continued homeownership education,, courses, financial counseling, and household maintenance workshops.

5. Be responsible for home repairs, improvements, property upkeep, and lawn maintenance

6. Respect neighbors and neighborhood

7. Become a Habitat Ambassador by supporting Habitat programs, events, and activities after purchasing your home.

ANNUAL APPLICATION ACCEPTANCE PERIOD:

March 1st – May 31st

*Acceptance Period is subject to change