

HERKIMER COUNTY HABITAT FOR HUMANITY
GUIDELINES FOR PROSPECTIVE APPLICANTS

Habitat for Humanity is a Christian housing ministry financed through private donations and utilizing volunteer labor. Our purpose is to build homes with partner families and sell these homes, interest free, to families who could not otherwise afford a home. Please read the following items to see if you have an interest in our ministry and to see if you meet our general guidelines.

1. To qualify, you must have a housing need. (For example: no indoor plumbing, leaks in roof, inadequate heating, overcrowding [3 or more per bedroom], unsafe or unsanitary conditions, not handicapped accessible.) Note: Currently residing in public housing does NOT disqualify you.
2. You need to have lived in Herkimer County for six months and be a legal U.S. resident.
3. You need to have a source of income that will allow you to repay the cost of the house, but your income cannot be great enough to qualify you for other opportunities for homeownership. Currently, the following income guidelines apply. These guidelines change periodically.

<u>FAMILY SIZE</u>	<u>MINIMUM GROSS INCOME</u>	<u>MAXIMUM GROSS INCOME</u>
1-4	\$24,000	\$30,000
4-6	\$28,000	\$38,000
6-8	\$37,000	\$51,000

Your assets and debts are also taken into consideration so that the cost of home ownership will not be a burden to you. With your permission, we will verify employment and other income, verify account balances, get statements from past and present landlords, and have a credit check done.

4. If approved for a Habitat home, we require that your household be willing to accumulate 500 hours of sweat equity, 25 of those hours before construction begins on your home. (See the Sweat Equity Policy.) We will develop with you a plan of how sweat equity will be achieved, and you should be willing to join in programs such as budgeting, home maintenance and repair, GED, or others that will better equip you for homeownership.
5. If approved for a Habitat home, approximately \$1,200 will be needed for closing costs. Once selected, you will place \$100 each month into an escrow account to save for these costs.
6. If you are approved and meet the down payment and sweat equity requirements, then we will sell you a home at cost, with a no-interest mortgage. Monthly mortgage payments include the amount you are repaying to Habitat plus taxes and insurance.

If you are interested in Habitat and if you believe that you qualify according to the above guidelines, we encourage you to fill out the Application and return it to the address below.

All information you supply is considered confidential and will be used only for family selection. Families not initially accepted may reapply. After applications are processed, we conduct home visits with eligible families.

We will be very willing to help you fill out this application or answer any questions you may have. Please call 315 866 4909 and leave your name, phone number, and a good time to reach you and we will return your call.

