



You Must Meet All Criteria for a Habitat Home

You must meet the following **four** criteria to be eligible to purchase a home from Lapeer County Habitat for Humanity.

Need

1. Inadequate Shelter
 - Inadequate current shelter because of problems with heating, water electricity, maintenance, etc.
 - Inadequate number and size of bedrooms as determined by the number of persons in the household, as well as the age and sex of these household members.
 - Safety – Access to safe street, yard and egress from present home. Physical environment problems such as hazardous or toxic materials.
2. Inadequate Resources
 - Lack of personal resources to buy, rent or build adequate shelter
 - Inability to qualify for VA, FHA, conventional or government loan.

Ability to Pay

1. The chart to the right gives the qualifying income for several sizes of families in Lapeer County. Your income must fall within these guidelines.
2. Debt payments each month, including the family projected home payment to Habitat, should not exceed 40% of the family’s monthly income.
3. Record of stable employment and/or other income for one or more years.
4. Ability to pay a down payment of 1% (one time expense) and applicable closing cost.
5. The family has not declared bankruptcy within three years of application. Also, the family has no liens or judgments that cannot be cleared prior to closing.

Family Size	Gross Annual Income (Minimum)	Gross Annual Income (Maximum)
1	\$14,700	\$24,450
2	\$16,800	\$27,950
3	\$18,850	\$31,450
4	\$20,950	\$34,950
5	\$22,650	\$37,750

NOTE: Household income may be threatened by home ownership. Example: Rent subsidies and welfare payments may cease if you own a home.

Willingness to Partner with Habitat

1. Eagerness, Willingness and Realization
 - Application requirement readily fulfilled
 - Willing to participate in the home visit
 - Willingness to participate in Habitat functions
 - Family understands that his is a highly publicized program and they will be a large part of Habitat promotions.
 - Family realizes that payments must be made without default.
2. Acceptance
 - There is a requirement of 250 hours of “sweat equity” (volunteer labor) per adult member of the household.
 - A total of 50 hours of sweat equity per adult should be performed prior to the beginning of construction.
 - A total of 150 hours of sweat equity per adult must be completed prior to the loan closing.
 - The family can receive sweat equity credit for friends and relatives who come to work with them, limited to 20%

Residency

Family must live or work in Lapeer County for a minimum of one year.

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