



GUIDELINES FOR FAMILY SELECTION

1. Applicants must be United States **Citizens** or **Permanent Resident Aliens** and should be **residents** of the greater Wausau area for at least **one (1) year**.
2. A **family unit** or household shall consist of a single person or couple, and their children, and/or immediate relatives. The fact that families within the program may be related, shall not disqualify them from consideration.
3. The **three main criteria** for qualification are:
 - **Need for housing:** Need for housing shall be determined by evaluating financial and physical factors. A financial evaluation will include income limits, area median income (AMI), household income, and cost-burden analysis. A home visit by a two-person Habitat representative team will analyze the current physical living conditions for serious health challenges, substandard conditions, and overcrowding based on household size.
 - **Willingness to partner:** Applicants shall agree to meet all the obligations outlined in the partnership agreement, including but not limited to meeting sweat-equity requirements and participation in educational programs to develop skills in financial stability and home maintenance.
 - **Ability to pay/financial readiness:** Assessment of income, assets, debt-ratios and credit will be performed to ensure that each applicant is financially ready for homeownership. The applicant should demonstrate a regular and dependable income sufficient to meet the financial obligation of the new home, including a one-time closing cost payment up to \$1,000.00 and monthly mortgage payments, including taxes and insurance, not to exceed 30% of the gross monthly income. Qualifying annual gross income ranges from a **minimum of \$25,450 to a maximum of \$57,600**, depending on the size of the household. These amounts are guidelines and are subject to change at any time. Each application will be judged on a case by case basis.

Family size:	1	2	3	4	5	6	7	8
Min. income:	\$25,450	29,100	32,750	36,350	39,300	42,200	45,100	48,000
Max income:	\$30,540	34,920	39,300	43,620	47,160	50,640	54,120	57,600

4. Habitat will not discriminate against any applicant during the credit transaction on the basis of race, color, religion, national origin, sex, marital status, age, for being a public assistance program participant, or for exercising any right under the Consumer Credit Protection Act.