



## GUIDELINES FOR HOMEOWNER SELECTION

1. Applicants must be United States **Citizens** or **Permanent Resident** and should be **residents** of the greater Wausau area for at least **one (1) year**.
2. The **three 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 (may be done virtually in 2021).
  - **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 on the size of the household. Each application will be judged on a case-by-case basis.

| Family size: | 1        | 2      | 3      | 4      | 5      | 6      | 7      | 8      |
|--------------|----------|--------|--------|--------|--------|--------|--------|--------|
| Min. income: | \$24,855 | 28,440 | 31,995 | 35,550 | 38,430 | 41,265 | 44,100 | 46,935 |
| Max income:  | \$33,180 | 37,920 | 42,660 | 47,400 | 51,240 | 55,020 | 58,800 | 62,580 |

3. 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.