

## The Basics

Qualifying Habitat partners purchase their home at cost and pay the purchase price back over a 30-year period with no interest. These monthly payments create a sustainable funding source and are recycled into helping build more homes for other families in need.

The homes built by Habitat partners and volunteers are new, affordable single family homes. They vary from 900 to 1400 square feet, depending on family size. All Habitat homes have central air conditioning and heat, as well as yards for the families to enjoy.

The first step to Habitat Homeownership is to determine if you meet the criteria set forth in this brochure. ***\*The homeownership process from start to finish, is approximately 12 to 18 months.\****

## Important Qualifications

- You must have lived in the County of the Habitat home build site for the past 12 months.
- You must have or be able to open a bank account.
- You must be a U.S. citizen or legal resident.
- You cannot have an asset in your name, such as land, which could be used in lieu of a down payment.

## Applying

If you feel that you have a need, the ability to pay, and willingness to partner, please gather the following documents and call Habitat at 361-289-1740 to schedule an appointment.

Please note there is a \$50 application fee that must be paid by money order at the time of your application appointment.

### Required Documents

*(additional documents may be requested)*

Proof of HOUSEHOLD Income:

- Previous two years' Income Tax Returns and corresponding W2 or 1099
- Payroll stubs for the past six months
- Bank Statements from the past six months
- SSI letter stating monthly payments amount
- Social Security Administration letter verifying disability and amount of monthly payments
- Savings account/pension/retirement statements for past six months

Legal Documents:

- Driver's license/State ID(s)
  - Social Security Card(s)
  - Court order for Child Support
  - Child Support received for past 12 months (Attorney General can provide)
  - Divorce Decree or Death Certificate
  - Current residential lease agreement
- Proof of Payment:

- Utility bills
- Rent receipts
- Loans and credit cards, showing remaining balance

*\*Any co-applicants must be present at time of application and must bring any separate documentation.*



*Become a Habitat Homeowner*

**This brochure provides you with the basic guidelines to qualify for Habitat's new construction program.**



*"Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope."*

## 1. Need

Our ministry exists to serve those with a desire to become homeowners but who are unable to secure a traditional mortgage through a financial institution.

To qualify for this program, your current housing situation must be inadequate in some way; examples include if the condition of the residence is:

- Unsafe
- Unsanitary
- Overcrowded
- Unaffordable



## 2. Ability to Pay

Since qualified partners will be purchasing a home from Habitat, they must demonstrate an ability to pay a monthly mortgage. Applicants must have a minimum steady income, provide the previous two years of work history and show any other current debt obligations.

This information will be used to determine if Habitat payments will allow your family to meet all other expenses such as groceries, utilities, and other previous loan obligations that may exist.

Additionally, applicant income must fall within established guidelines. These are based on percentages of federal poverty guidelines, using the current HUD Median Income guidelines.



**For more information:**  
[www.corpuschristihfh.org](http://www.corpuschristihfh.org)  
361-289-1740



## 3. Willingness to Participate as a Partner with Habitat

Upon acceptance into Habitat's program based on your Need and Ability to Pay, the time you commit before purchasing your new home is called "sweat equity." It will include serving at the Habitat office and ReStore, Homeowner Education courses, construction on Habitat build sites - including your future home - and other approved projects.

Two-parent households must complete 500 hours of sweat equity and one-parent households must complete 250 hours. Family and friends may help with up to 120 of these hours. When construction begins on your Habitat home, at least 100 hours of your sweat equity must go towards construction.

Meeting this criteria also means you are willing to save \$3,000 during your time in the program for closing costs.



*We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.*