

We can help you buy an affordable home



The Dream of Homeownership

...becomes a reality for families in need through the work and commitment of Brown County Indiana Habitat for Humanity, a non-profit organization that builds and sells safe affordable homes in partnership with limited income families and the Brown County community.

Our homeownership program offers a hand up - not a handout. In addition to monthly mortgage payments, homeowners volunteer 250 hours (called "sweat equity") to build their home and the homes of other Habitat homeowners.

Habitat homes are built through donations of money, material and volunteer time. They are sold to each homeowner at cost, financed with an interest-free mortgage. Mortgage payments are used to further the mission of Habitat and serve more families.

Thanks to support of volunteers, donors and partner families, Habitat for Humanity builds more than just houses, we build hope and community.

Putting faith into action, Brown County Indiana Habitat for Humanity promotes family stability by providing safe, affordable housing solutions to qualified individuals and families. In partnership with our community, we work toward our ultimate goal of eliminating substandard housing throughout the county.



INCOME RANGE REQUIREMENTS Effective July 1, 2023 - June 30, 2024

Number of People in Household	Total Family Income Must Fall Within This Gross Annual Income Range	Monthly Income Range (includes all sources of income)
1	\$20,310 - \$54,160	\$1,693 - \$4,513
2	\$23,220 - \$61,920	\$1,935 - \$5,160
3	\$26,130 - \$69,680	\$2,178 - \$5,807
4	\$29,040 - \$77,440	\$2,421 - \$6,447
5	\$31,950 - \$85,200	\$2,664 - \$7,087
6	\$34,860 - \$92,960	\$2,907 - \$7,727
7	\$37,770 - \$100,720	\$3,150 - \$8,367
8	\$40,680 - \$108,480	\$3,393 - \$9,007

CREDIT:

All applicants will undergo a credit check. Because we are interested in your access to homeownership, we are not as strict on your credit review as a bank might be. If there is a bankruptcy, it needs to be discharged for at least a year and you must demonstrate improved credit since the discharge. All judgments must be paid off in full. Outstanding debt must be at a reasonable level per our guidelines. Medical bills will not be counted against you.

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facebook.com/habitatbrowncountyindiana

We are pledged to the letter and spirit of the 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.



06/21



Homeowner Guide



Realize
your dream of
home ownership!

Do you qualify?



Potential Partner Families must meet three basic requirements to start the application process:

1. **Ability to Pay:** You will be buying your house from Habitat. You must demonstrate you have a steady reliable income and have the ability to pay the monthly mortgage on your home. This monthly payment includes the mortgage, real estate taxes, and insurance payments. We will help you determine if this payment will jeopardize your ability to meet other family financial obligations and expenses. Income guidelines located on back of brochure.
2. **Need for Housing:** You will be considered for a Habitat home if your current housing is not adequate and if you are unable to obtain adequate housing through other conventional means. Lack of adequate housing may include problems with:
 - Structure
 - Water, electrical, heating or sewage systems
 - Hazardous substances
 - Overcrowding
 - High crime area
 - Insect infestation
 - An unaffordable situation

If you are living in subsidized or transitional housing, such as Section 8, you may qualify.

3. **Willingness to Partner:** Once you have been selected to receive a home, you become a "partner family". This partnership is a unique characteristic of our program in that you contribute to your ongoing eligibility through "sweat equity." This means each family is required to complete a minimum of 250 hours of sweat equity. The number of adults in the family determines how many "sweat equity" hours the family must complete. This sweat equity hour requirement is completed through community service, construction, assistance by friends and family, and homeownership classes.

How to Apply

STEP 1 - Picking up an Application

- Online at www.browncountyhabitat.org.
- Stop by the Habitat office.
- Call the office and request by mail.

STEP 2 - Completing the Application

- Complete the application as thoroughly as possible. The application asks for specific information on your living and financial situation.
- Mail or drop off application to the Habitat office.

STEP 3 - Qualifying

- After receiving your application, if you qualify at this initial point, you will be notified by a Habitat representative asking for additional documentation for verification purposes. When this information is verified to confirm your eligibility, a home visit will be scheduled to interview your family.

If your application is declined, you will receive notification in the mail. We encourage you to work on areas of concern and re-apply.

- Once we have determined you meet the three basic requirements: **Ability to Pay**, **Need for Housing**, and **Willingness to Partner**, your application will be submitted for approval.

STEP 4 - Approval

- Upon board approval, you will start your journey to homeownership which includes starting your sweat equity hours and attending financial management & home ownership classes.
- A \$500 deposit is required prior to the closing of your mortgage. We encourage you to make payments throughout your journey to homeownership to avoid a hardship at closing.



Frequently Asked QUESTIONS

How long will it take for me to get a home?

- The whole process from application to move in may take up to 2 years or longer. There are many factors involved with getting your home: available land, sweat equity hours, specific needs, funding, etc.

What makes a Habitat house affordable?

- Habitat's homeownership program is unique in two ways: (1) Habitat sells houses at the cost of materials plus land without adding profit; (2) Habitat provides the money to buy the house without charging interest. The no-interest mortgage is significant because a loan from a bank adds interest payments which can add significant cost to the life of the mortgage.

Do I get to choose where I live?

- You will be offered a property in Brown County, Indiana. There is no guarantee which property you will be offered.

How big will my house be and do I have a choice about what goes into my home?

- House size depends on the number of family members who will be living in the home. We use standard house designs as recommended by Habitat International. Habitat is committed to building simple, decent, and affordable houses which meet the needs of the homeowners. There are very limited customizable choices for the home.

Additional Information:

- Along with ability to pay, you must not have over \$5,000 in qualifying debt and your debt to income ratio cannot exceed 45%.

