

## Blue Water Habitat for Humanity 2013 Income Guidelines for Homeownership

*Minimum income is required and will be determined at the time of application.*

### St. Clair County

Family Size	Maximum Income
1	\$27,060
2	\$30,960
3	\$34,800
4	\$38,640
5	\$41,760
6	\$44,880
7	\$47,940
8	\$51,060

### Sanilac County

Family Size	Maximum Income
1	\$21,900
2	\$25,020
3	\$28,140
4	\$31,260
5	\$33,780
6	\$36,300
7	\$38,820
8	\$41,280

*Blue Water Habitat for Humanity works to serve families making less than 60% of the area median income for the county in which they reside. Income guidelines are adjusted for family size and dependent upon the family's ability to repay a zero cost loan.*



## Homeownership Information

Blue Water Habitat for Humanity

Mailing Address:

P.O. Box 610367  
Port Huron, MI 48061-0367

Office:

1228 Sixth Street  
Port Huron, MI 48060

Phone:

810-985-9080 ext. 204

*Helping low to very low income families in St. Clair and Sanilac Counties in need of safe, decent and affordable housing.*

## What is Blue Water Habitat for Humanity?

Blue Water Habitat for Humanity (BWHFH) is a non-profit, Christian housing ministry which helps low and very low income families become homeowners through the unique Habitat for Humanity homeownership program. The homeownership program works with families that meet the BWHFH three fold criteria to find affordable mortgage solutions. Selected families will work with BWHFH to build or rehabilitate a home that the family will purchase. Homeownership is affordable for low and very low income families because of the mortgage model used and because families are sold the house at cost or appraised value (whichever is lower). Many times mortgage payments are significantly less than rent payments. Utilities are also more affordable because of the energy efficiency standards BWHFH strives for. Homeownership could be a very real possibility for you and your family!

**It is very important that if you are interest in the program that you complete a an application and return it to the office. Once we receive your application we will call to schedule a brief informational meeting with you to continue the application process.**

Many times people disqualify themselves from the program when they could actually work with BWHFH! Please contact the office if you have questions or need additional assistance. Remember, we can not try to help you without you taking the first step toward homeownership!

## Qualifications

### NEED

At least one of these conditions must be present

- Inadequate Shelter
  - Problems with heat, water, electricity, etc.
  - Inadequate number or size of bedrooms to accommodate family needs
  - Unsafe living conditions
- Inadequate Resources
  - Lack of personal resources to buy, rent or build adequate shelter
  - Inability to qualify for a VA, FHA, conventional or government loan

### ABILITY TO PAY

- Fall within BWHFH's income guidelines for the county you live in (see chart)
- Record of stable employment or income for more than one year
- Income for house payment, insurance and taxes (in addition to other expenses currently stated for each family)
  - Projected housing expenses (including utilities) will be 30% of income
  - Existing long term debt is less than or equal to 40% of gross monthly income
- Ability to pay a small down payment to BWHFH (payable over time after acceptance into program)

*Questions about acceptable income can be directed to a BWHFH Family Services Member by calling 810-985-9080 ext. 204.*

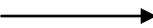
### WILLINGNESS TO PARTNER

All of the following must be met

- Eagerness
  - Participate in informational meetings
  - Return completed application form to the office
  - Return requested material in a timely manner
  - Willingness to participate in a home visit
  - Completion of additional paperwork in timely manner.
- Acceptance
  - Of sweat equity policy for applicant, co-applicant and other family members
  - Of Habitat's house design policy
  - Of financial responsibility of home maintenance and care
  - Of the expectations in the letter of acceptance
  - Of the importance of monthly, on time mortgage payments, without default
  - Of BWHFH's need for willing and active partners, during and after the construction or rehabilitation of your Habitat home.

*All questions about the qualifications listed in this brochure should be directed to the Blue Water Habitat for Humanity Office.*

*A member of the Family Services team can answer questions for you and provide assistance completing necessary forms.*

Continued 

**810-985-9080 ext. 204**