



Habitat's Homeownership Information

What is Habitat for Humanity?

- Non-profit organization that builds and sells safe, decent and affordable homes. We build homes with the help of donors, volunteers and future home owners. We provide a 30 year affordable mortgage loan to our homeowners.

How much do Habitat homes cost?

- The price of the home is set by the appraised value of the home, according to Habitat International pricing policy. The appraisal is performed by a certified local appraiser who considers the deed restriction on the homes. Habitat does not make a profit on the sale of the homes. Habitat in fact subsidizes the construction of Category I homes in Teton and Lincoln Counties, which means, the cost of the home construction is higher than the sales price of the home.
- Because of Habitat's efforts and the community's support, Habitat sells the homes at an affordable price. Monthly payments include mortgage payment, taxes, home owners' insurance, home owners' association dues, land lease fee and reserve fees, if required.
- The price of the homes cannot be set until the appraisal takes place.

Is there a deposit or down payment needed?

- A \$100 good-faith deposit is required once applicants become selected. This money is allocated toward the remainder of the closing cost.
- Once selected, applicants must save to cover closing costs such as title insurance, one year of home owners' insurance, and six months of property taxes. The total amount expected to save is \$2,500. Habitat works with selected applicants, known as partner families, to design a payment plan that is affordable. Partner families are expected to make regular deposits towards this goal in order to remain in the program before buying their home.
- No down payment is needed.

How are applicants selected?

- Habitat uses three criteria for selection: need for housing, ability to pay, and willingness to partner.
- After the applicants turn in their complete application and we have seen that they fit under Habitat's income guidelines, a committee of local volunteers determines which applicants are most qualified. Those who best meet Habitat's criteria will be interviewed in their current home by the committee. The committee makes a recommendation to Habitat's Board of Directors, and the applicants are notified of final decisions.

What else do I need to know?

- Habitat homeowners own their home, but not the land the house is built on. To ensure permanent affordability, the land is held by Habitat and leased to homeowners for \$1 per month for 99 years in a renewable lease. (In the case of The Grove, the HOA will own the land.)
- Rooms in the house and/or unit may not be rented to persons outside of the family.
- Habitat is not a custom home builder. Although we will incorporate changes into a home design to suit special physical needs, our building decisions are based on simplicity, affordability, safety, and durability.
- We select applicants for homes that will be completed during the next year; however, we cannot guarantee completion dates. The Habitat Board establishes the building schedule.

Basic Habitat House Description

- TBD, depending on next project construction design.



Homeowner Selection Criteria

Need for Housing

Applicants must currently live in substandard or temporary housing. Substandard housing conditions include, but are not limited to: structural, wiring, plumbing, accessibility, crowding, heating and cost problems.

Ability to Pay

Habitat serves applicants for Category I homes. Applicants must earn a steady income of no more than 80% of the area median income, AMI, (see table below). The applicants must be able to make monthly mortgage payments of no more than 30% of their earnings and still continue to pay other debts they might have. During the enrollment in the program the applicants must be able to save for closing costs.

Annual Income Limits (2020)					
Household Size	Minimum Income: 30% AMI	Maximum Income: 80% AMI	Household Size	Minimum Income: 30% AMI	Maximum Income: 80% AMI
1 Person	\$ 23,200	\$ 54,950	5 Persons	\$ 35,750	\$ 84,800
2 Persons	\$ 26,500	\$ 62,800	6 Persons	\$ 38,400	\$ 91,100
3 Persons	\$ 29,800	\$ 70,650	7 Persons	\$ 41,050	\$ 97,350
4 Persons	\$ 33,100	\$ 78,500	8 Persons	\$ 43,700	\$ 103,650

(Source: Teton County, WY, AMI, US Department of Housing and Development, FY2020)

Willingness to Partner

Applicants must demonstrate a willingness to partner with Habitat for Humanity in its homeownership program. This includes the acceptance of a 500-hour sweat equity requirement and a high publicity program, demonstrate progress on monthly savings, complete Habitat’s home buyer education program, and take responsibility for the care of their own home.

Sweat Equity Program

All applicants are required to complete at least 500 hours of “sweat equity” prior to purchasing and moving into the home. These hours will involve work on the jobsite (their home as well as others’), attendance at all home buyer classes, participation in public events on behalf of Habitat, and other special projects that will assist Habitat.

Two-applicant households are expected to complete 300 of the 500 hours themselves, regardless of construction skills. Single-applicant households must complete 250 of the 500 hours themselves. Children living in the household are expected to participate in age-appropriate activities. The remaining hours may be completed by friends and family of the future homeowners who are recruited by the future homeowners. Benchmarks for savings and hours must be met every two months. Failure to meet these benchmarks will result in consequences, including the possibility of de-selection.

The sweat equity requirement should not to be taken lightly. We encourage applicants to spend a day on the jobsite during the application process to better understand what it is like. It is not easy to accumulate 500 hours when you are working a regular job and looking after children. It is important for applicants to evaluate whether or not they will be able to make this commitment.

Other Considerations

Residency: Applicants have to be US citizens or permanent residents of the US.

Credit History: All applicants will undergo credit reporting. In case of a past declared bankruptcy, applicants will be considered for a loan only after four years of have been discharged from the bankruptcy. Liens or judgments are considered. Those need to be cleared prior to closing.

Application Process:

- Fill out online contact form to be notified when there is a homeownership program opportunity. Follow this link: <https://tetonhabitat.org/homeownership/>
- You are required to attend an information session before getting access to the homeownership program application. If you have filled out the online contact form, you will be notified via email of upcoming homeownership opportunities and dates of information session.
- An application deadline will be set; you will have to submit the most recent copies of the following documents:
 - Proof of Residency, birth certificate, passport, or permanent residency card.
 - 3 most recent paystubs, for all employment
 - 60 days of Bank Statements
 - Last 3 years of Federal Tax Returns
 - If applicable: proof of child support
- Your application will undergo staff review and selection committee review. You will be updated on your application's status throughout the selection process.
- If you have any questions or need help filling out the application please contact the Homeowner Services Manager :

307-734-0828 ext. 104
info@tetonhabitat.org

FAQ'S

- ***Can we rent out rooms?***

No. Rental of any rooms or space is not permitted and is considered a violation of our Ground Lease and/or Deed Restrictions.

- ***What is the pet policy?***

Each Unit shall be entitled to maximum of one (1) dog and one other Household Pet (the term Household pet means generally recognized Household Pets other than a dog, such as cats, fish, birds, rodents, and non-poisonous reptiles), except that only one (1) of the Household Pets may be a dog and so long as such pets are not kept for any commercial purpose, do not cause an unreasonable amount of noise, odor or do not otherwise become a nuisance to other Owners.

- ***Is there extra storage outside the units?***

No. The following items are prohibited from being attached, stored, and/or erected in any manner by an Owner on or within the Common Elements: sunshades, bicycles or any recreational device (including kayaks, ski equipment or playground equipment and toys) trash containers, or any similar items, and paint, highly flammable materials, food products and any items that attracts vermin or produces odor. Bikes are solely permitted for storage within Common Elements Bike Racks.

- ***What happens if our income increases outside of the 80% limit while we are building our house or after we buy it? Do we get kicked out?***

Income verification for eligibility is only considered at time of application. However a negative change in household income, prior to closing on the home, could disqualify participants from the program.

- ***Can non married applicants apply?***

In short, yes. Both incomes will be considered for qualification. You will need to decide between the two whether to place both names on the note and whether one income could afford the mortgage.

- ***Can siblings or unrelated individuals co-purchase the home?***
In short, yes. Both incomes will be considered for qualification. You will need to decide between the two whether to place both names on the note and whether one income could afford the mortgage.

- ***Why are all units 3 BRs, doesn't that exclude individuals?***
We are attempting to do our best at housing the most people possible.

- ***What happens if we want to sell one day?***
Habitat shall have the right to exercise its Right of First Purchase of the Improvements by delivery of written notice to the Lessee ("Notice of Exercise") at any time within sixty (60) days from the receipt by Lessor of the Notice of Intent to Transfer, or at any time after a default by Lessee. The "Sale Price" shall be derived from the "Base Price" of the Improvements on the Property. The "Base Price" is equal to the purchase price paid by the Lessee.

- ***What if my kids are younger than 16, how can they help towards earning the sweat equity?***
Children under the age of sixteen may not contribute hours toward sweat equity. However, they are encouraged to help with Meal Prep for the build site, as well as, hanging flyers of Marketing Material.

- ***Do I have to earn all of the sweat equity myself?***
Two-applicant households are expected to complete 300 of the 500 hours themselves, regardless of construction skills. Single-applicant households must complete 250 of the 500 hours themselves. The remaining hours may be completed by Friends and Family.