

# Homeownership Fact Sheet 2017

Habitat for Humanity of Omaha offers an opportunity for first-time homeownership to low-income families. Habitat Omaha is building a new home in **Waterloo, NE** in the Homes at River Road. The homeowner selected to purchase this home will do so through a 0% interest loan.

**There are three criteria for selection:**

**Housing Need.** Current housing is inadequate, substandard, or unaffordable. Never owned a home before/first time homeowner. Total household income is less than 80% of the area median income.

**Ability to Pay.** Household has a reliable, steady income which is greater than 30% of the area median income. Credit history shows ability to repay the loan. United States Residency/Citizenship status is valid.

**Willingness to Partner.** The family will partner with Habitat Omaha in several important ways: by working up to 350 hours (for 2 applicants) and 250 hours (for a single applicant) of “Sweat Equity” in the construction of homes, in addition to attending educational workshops, by working through the application process, and by purchasing a Habitat Omaha house through regular monthly payments for the life of a 20-30 year loan.

**Income Guidelines:**

# people in family	1	2	3	4	5	6	7	8
<b>ANNUAL Gross Income:</b>								
Minimum (30% median)	\$15,141	\$17,304	\$19,467	\$21,630	\$23,361	\$25,091	\$26,821	\$28,552
Maximum 80% Median	\$40,376	\$46,144	\$51,912	\$57,680	\$62,294	\$66,909	\$71,523	\$76,138
<b>MONTHLY Gross Income:</b>								
Minimum (30% median)	\$1,262	\$1,442	\$1,622	\$1,803	\$1,947	\$2,091	\$2,235	\$2,379
Maximum 80% Median	\$3,365	\$3,845	\$4,326	\$4,807	\$5,191	\$5,576	\$5,960	\$6,345

**Habitat Omaha is an Equal Housing Lender organization.**

Loan decisions are made without regard to race, color, religion, sex, national origin, handicap or familial status.

**The Habitat Omaha Homeownership process includes:**

Application approval, “Sweat Equity” hours, and house construction. It usually takes 5-6 months before a family can purchase and move in to their Habitat Omaha home. This program is not able to address immediate housing needs.

**You may indicate your interest** at any time during the Application Period by filling out and submitting the “PRE-QUALIFICATION FORM”. All forms received will be reviewed and a response will be sent within 30 days.

**Pre-Qualification forms can be mailed to the Habitat Omaha office – 1701 N. 24 Street, Attn: Janneane Gerot, Omaha, NE 68110 or faxed to: 402-457-4012.** Additional information will be provided to you when the pre-qualification form is reviewed.

## HOMEOWNERSHIP PRE-QUALIFICATION FORM 2017 (Waterloo)

This is a pre-screening questionnaire, not a final application for homeownership. This form is to help determine if the Habitat for Humanity of Omaha program might be right for your household. **This form can be mailed, dropped off or faxed to our office.**

Applicant Name _____			
PRINT		(first, middle initial, last)	
Co-Applicant Name _____			
PRINT		(first, middle initial, last)	
Mailing Address _____		City _____	State _____ Zip _____
Home phone # _____	Work phone # _____	Cell phone # _____	Email Address _____

1. Have you lived in the Douglas Co. for 10 years or more?

Yes \_\_\_\_\_ No \_\_\_\_\_

If no, how long have you lived here? \_\_\_\_\_

2. Have you had steady income for the past 6 months or more?

Yes \_\_\_\_\_ No \_\_\_\_\_

3. Have you filed bankruptcy within the last 7 years?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, date of discharge: \_\_\_\_\_

4. Have you ever owned a home (now or in the past)?

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, how long ago? \_\_\_\_\_

5. Have you been through Foreclosure in the past 20 years?

Yes \_\_\_\_\_ No \_\_\_\_\_

6. If approved, how many people would be living in your Habitat home?

\_\_\_\_\_ # of people

7. Including yourself, please list the names and ages of those who will be living in the house.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

8. If you are accepted into the program, Habitat Omaha requires you work at least 350 hours (for 2 applicants) and 250 hours (for a single applicant) which includes home construction. In addition you will be required to take education classes.

**Are you willing to make that commitment? Yes \_\_\_\_\_ No \_\_\_\_\_**

9. List ALL sources of monthly household income, including the income from all members 18 years and older who will be living in the home. List GROSS wages (before taxes and deductions).

**Type of Income: Amount per MONTH:**

Employment Wages \$ \_\_\_\_\_

Alimony, Child Support \$ \_\_\_\_\_

Disability Income \$ \_\_\_\_\_

Social Security Benefit \$ \_\_\_\_\_

Pension or Retirement \$ \_\_\_\_\_

SNAP, ADC, Other \_\_\_\_\_ \$ \_\_\_\_\_

10. Please list your current housing expenses:

**Expense: Amount per MONTH:**

Rent \$ \_\_\_\_\_ Utilities \$ \_\_\_\_\_

Other \_\_\_\_\_ \$ \_\_\_\_\_

11. Do you have any outstanding collections or judgments (including past-due child support)? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please explain:

\_\_\_\_\_

12. COUNTRY where you were

born \_\_\_\_\_

(Response required by the US Treasury Dept.)

13. Are you a US Citizen? Yes \_\_\_\_\_ No \_\_\_\_\_

If no, please note your immigration status:

Permanent Resident \_\_\_\_\_ Other \_\_\_\_\_

14. Are you a United States Veteran? Yes \_\_\_\_\_ No \_\_\_\_\_

By my signature, I affirm that the information on this form is true and correct. I understand that providing false information could cause me to be disqualified from the Habitat for Humanity of Omaha program. I also understand that I will learn the results from this questionnaire within 30 days, but this does not constitute additional services from Habitat Omaha. **IF YOU DO NOT SIGN THIS FORM IT WILL RESULT IN A DENIAL AS THE DOCUMENT WILL BE INVALID.**

Date \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Signature \_\_\_\_\_