

Homeownership Fact Sheet 2016

Habitat for Humanity of Omaha offers an opportunity for first time homeownership to low income families. Houses are renovated and built primarily in North Omaha neighborhoods, and sold to selected families 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 60% of the area median income.
- **Ability to Pay.** Household has a reliable, steady income which is greater than 35% 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 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:

The household’s **gross** monthly income (before taxes and deductions) should fall in the following range:

| Household Size: | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|--------------------------|----------|----------|----------|----------|----------|----------|
| Minimum: (35% of Median) | \$1472 | \$1682 | \$1893 | \$2102 | \$2271 | \$2439 |
| Maximum: (60% of Median) | \$2524 | \$2884 | \$3245 | \$3605 | \$3893 | \$4182 |

(These numbers are from the HUD Income Limits 2015, Omaha Metropolitan Area)

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 10-14 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.

- To obtain a Pre-Qualification Form you may pick one up at our office at 1701 N 24 Street OR you may download a copy from www.habitatomaha.org (click the “How to Apply” tab).
- **Drop the Pre-Qualification form off to the Habitat Omaha office – 1701 N. 24 Street, Omaha, NE 68110 by mail, in person or by fax: 402-457-4012.** Additional information will be provided to you when the pre-qualification form is reviewed.



HOMEOWNERSHIP PRE-QUALIFICATION FORM 2016

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 Omaha Metro area 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 Omaha 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*).

| <i>Type of Income:</i> | <i>Amount per MONTH:</i> |
|--------------------------------|--------------------------|
| Employment Wages | \$ _____ |
| Alimony, Child Support | \$ _____ |
| Disability Income | \$ _____ |
| Social Security Benefit | \$ _____ |
| Pension or Retirement | \$ _____ |
| SNAP, ADC, Other | \$ _____ |

10. Please list your current housing expenses:

| <i>Expense:</i> | <i>Amount per MONTH:</i> |
|--------------------|--------------------------|
| 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 IMMEDIATE DENIAL AS THE DOCUMENT WILL BE INVALID.**

Date ____/____/____

Signature _____