



Dear prospective Habitat homebuyer,

Thank you for your interest in purchasing a house from Habitat for Humanity. This letter provides an overview of the process and what it takes to qualify. Following the letter are application documents.

**We accept application on a month to month basis, and review application once a month. You can expect to hear back from staff within 30 days.**

Our purpose is to build and sell affordable houses to homebuyers with limited income. To qualify for a Habitat home:

- Your household income should fall between 30% and 80% of the median income by household size. See chart for Winona County below.
- You must have a need for affordable housing. Examples include overcrowding, unsafe or unsanitary conditions, accessibility concerns, inadequate heating, or a leaking roof.
- If approved, you must volunteer a minimum of 200 hours of sweat equity in the construction of your home.

Family Size	Min Income	Max Income
One	\$25,000	\$55,000
Two	\$25,000	\$62,850
Three	\$26,550	\$70,700
Four	\$31,200	\$78,550
Five	\$36,580	\$84,850
Six	\$41,960	\$91,150

Application documents follow, and include:

- Homeownership program application
- ECOA Special Purpose Credit Program Notice
- Right to Receive Copy of Appraisal Disclosures
- 4506-T, an IRS form that we use to retrieve tax transcripts
- Privacy policy
- Sample partnership agreement

During the application process, we will verify employment and income, checking and savings balances, rental history, current debt, and run a credit check. The process may also include a home visit.

If approved for a Habitat home, you must:

- Be willing to attend budgeting, home repair, and maintenance classes
- Commit to saving for a down payment
- Have the ability to make monthly house payments

Habitat for Humanity serving Winona County is an equal housing lender and does not discriminate based on race, creed, color, religion, national origin, sex, marital status, family status, age, or disability.

If you have any questions or would like more information, please call (507) 457-0003.

In partnership,

Brittany Hennessy  
Executive Director

## Frequently Asked Questions

### **If I qualify, how long will the process take?**

It can take from 9 months to 2 years for a selected homebuyer to move into their house. There are many factors that can affect how quickly your home will be completed, and Habitat makes no guarantees of when construction will be completed.

### **Will I pay for the house?**

Yes, you will have a mortgage. Habitat for Humanity sells houses with affordable mortgages. The length of the mortgage is typically 30 years.

### **What would my responsibility to Habitat be?**

In addition to the above-mentioned classes and sweat equity, Habitat homebuyers are asked to participate in fundraisers, newspaper or TV coverage, and photographs. This is necessary to maintain community involvement, and every effort is made to make the experience comfortable for homebuyers.

After moving in, homebuyers must make monthly mortgage payments on time and maintain the house and yard. Homeowners are totally responsible for their property and monthly utility bills.

### **How are Habitat homes built?**

We follow all state and local building codes and build to the Minnesota Green Communities standard.



**EQUAL HOUSING  
OPPORTUNITY**