

**IN NEED OF AFFORDABLE HOUSING? WANT TO BUY A HOME OF YOUR OWN?**

*Partner with Habitat to build or renovate a home.  
Then buy it for a low cost with an affordable loan!*



**Call for more information or  
to request an application!  
Call 417-829-4001, Ext 105**

**Appointments to learn more and  
complete the application are  
available at the two locations  
below:**

**Habitat for Humanity, 2410 South Scenic Avenue, Springfield**  
Habitat affiliate offices and ReStore—by appointment only

**O'Reilly Center for Hope, 1518 East Dale Street, Springfield**  
Wednesdays by appointment

- When you call, we will send you an application to complete.
- Though we encourage you to then make an appointment to learn more about the program and let us help you complete the paperwork, you may also return the application by mail or by dropping it off at our office with your supporting documents.
- If you are not able to come to either location above, we may be able to come meet with you elsewhere.



See the other side for program details and eligibility requirements.

## **HOW DOES THE HABITAT FOR HUMANITY PROGRAM WORK?**

Habitat for Humanity is a Christian ministry dedicated to the vision of a world where everyone has a decent place to live. In partnership with **households currently living or working in Greene, Christian, or Webster counties**, Habitat for Humanity of Springfield builds and renovates **homes in Greene County on property that Habitat owns**. The families or individuals are called Partner Homebuyers to reinforce that this is a true partnership, not a hand out. When the home is ready, the Partner buys the home with a **0% interest (0% APR) loan provided by Habitat for Humanity**. The price of the house is more affordable because much of the labor is volunteered by groups and individuals from the community, so the price reflects only the cost of land, materials and professional services. The house must remain the primary residence of the buyer (it cannot be rented out).

## **WHAT CRITERIA ARE USED TO SELECT AN INDIVIDUAL OR FAMILY TO PARTNER WITH HABITAT AND BUY A HABITAT HOME? You may be selected if you...**

- ⇒ **Currently live or work in Greene, Christian, or Webster County and will live where Habitat is working in Greene County.**
- ⇒ **Have a need for a Habitat home:**
  - Are a low-income family or individual (see chart below), and
  - Currently live in substandard, overcrowded, or unsafe living conditions, or
  - Are paying excessive housing and/or utility costs, or
  - Are not eligible for a conventional bank loan
- ⇒ **Have the ability to pay a low-cost, no-interest house payment**
  - Able to pay \$900-1200 before closing for homeowner's insurance and two months escrow.
  - No bankruptcy or foreclosure within last three years; must be able to pay off any judgements within six months.
  - Have verifiable, reliable income sufficient to cover monthly house payments and debts,
  - Have a reasonably "clean" credit report that shows a history of making regular payments
  - The initial monthly Habitat house payment will not exceed 30% of income; housing plus long-term debt should not exceed 43% of income,
- ⇒ **Are willing to partner with Habitat for Humanity**
  - Complete a minimum of 250 (one-applicant) or 350 (two applicants) hours of *Sweat Equity*.
  - Participate in the 14-week *Tools for Life* education series.
  - Pledge to occupy, maintain, and repair your home after purchase, and to make house payments on time.
  - Understand that the program after approval can take ~two years.

## **INCOME REQUIREMENTS**

In order to qualify, **household income must be within the range below.**

The minimum (in red) and maximum income for determining eligibility starting April 1, 2024 are indicated below:

### **2024 GROSS ANNUAL INCOME RANGE (By number of household members)**

1	2	3	4	5	6	7	8	9	10
<b>\$22,020</b>	<b>\$22,020</b>	<b>\$22,020</b>	<b>\$24,450</b>	<b>\$26,430</b>	<b>\$28,380</b>	<b>\$30,330</b>	<b>\$32,280</b>	<b>\$34,230</b>	<b>\$36,180</b>
to	to	to	to	to	to	to	to	to	to
<b>\$45,680</b>	<b>\$52,160</b>	<b>\$58,720</b>	<b>\$65,200</b>	<b>\$70,480</b>	<b>\$75,680</b>	<b>\$80,880</b>	<b>\$86,080</b>	<b>\$91,280</b>	<b>\$96,480</b>

### **2024 GROSS MONTHLY INCOME REQUIREMENT (By number of household members)**

1	2	3	4	5	6	7	8	9	10
<b>\$1,835</b>	<b>\$1,835</b>	<b>\$1,835</b>	<b>\$2,038</b>	<b>\$2,203</b>	<b>\$2,365</b>	<b>\$2,528</b>	<b>\$2,690</b>	<b>\$2,853</b>	<b>\$3,015</b>
to	to	to	to	to	to	to	to	to	to
<b>\$3,807</b>	<b>\$4,347</b>	<b>\$4,893</b>	<b>\$5,433</b>	<b>\$5,873</b>	<b>\$6,307</b>	<b>\$6,740</b>	<b>\$7,173</b>	<b>\$7,607</b>	<b>\$8,040</b>

**What applicants must bring to an appointment or copy to return with your application (IF it applies to your household):** Photo ID for each adult, Social Security card for each household member, copies of most recent two years of federal tax returns, copies of proof of income (i.e., two months of pay stubs, SSI or SSDI documentation, W-2s), and copies of monthly bills (phone, utilities, etc.); two months of bank statement(s), lease agreement and rent receipts. Also bring contact information (name, address, phone #) for your bank(s), for current and previous employer(s), for current and previous landlord(s), and for one personal and two financial references.

When you apply, you may mail in or drop off the application, or make an appointment to complete it with our help. You must supply supporting documents with your application. We will give or mail you a list of any missing or additional documents to bring to us within a specified amount of time.

Revised April, 2024