



Western Lake Superior Habitat for Humanity  
PO Box 3190  
Duluth, MN 55803  
(218) 576-9360  
info@wlshabitat.org  
www.wlshabitat.org



## **HOW TO APPLY FOR 2024, Floodwood, Minnesota, 3 Bedroom, 2 Bath home**

Habitat for Humanity builds and sells affordable homes to eligible families.

Habitat builds a home with community help and then sells the home to an eligible buyer. The sale price of the home is its full market value, but with financial assistance from Habitat, and arranged by Habitat, the buyer's monthly mortgage payment is kept affordable (generally less than a third of a family's monthly income.)

***Habitat for Humanity does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.***

An eligible buyer:

- Has a need to improve their current living situation
- Is willing to partner with Habitat and its volunteers and participate in Habitat activities
- Has a regular source of income that is enough to pay the affordable mortgage
- Have a total household income of less than 80% of the area median income based upon your family size. The current income limit numbers for 2024 are:

1 person	\$ 53,350
2 people	\$ 60,950
3 people	\$ 68,550
4 people	\$ 76,150
5 people	\$ 82,250
6 people	\$ 88,350
7 people	\$ 94,450

## **IF YOU BELIEVE YOU ARE ELIGIBLE AND WOULD LIKE TO PURCHASE THE FLOODWOOD HOUSE HERE IS WHAT YOU NEED TO DO**

### **1. Fill out a Home Interest Inquiry**

Let us know you are interested. This is a simple form to collect some basic contact information. We can email the form to be printed and returned or we can send a paper copy to you.

### **2. Schedule an interview with Habitat Family Selection committee**

Our office will reach out to you to schedule an interview for you with the Habitat selection committee. During the interview we will explain the Habitat program commitments and answer your questions. This interview also provides Habitat the opportunity to discuss your current housing need, your family situation and the family's commitment to meet the responsibilities of being a Habitat Partner Family. This interview is informational and not part of the mortgage application process and no decision is made at this time. This step is not required and you may choose to submit your completed application to us directly without this interview.

### **3. Enroll in a home ownership preparation course**

A home ownership course is a requirement before a buyer can move into a Habitat home. Most participants find that the earlier in the process they attend the course the more helpful it is.

the AEOA and One-Roof provide these courses. Some are in person and some are online. Please contact Habitat staff for more information.

### **4. Gather your financial information**

You will need to provide the following documentation with your completed mortgage application:

- ID

- Proof of citizenship or

- Verification of income for each household member

- Consent for credit check

- Consent for background check (employment, criminal and sexual offender registry)

### **4. Complete a Residential Home Mortgage Application**

You will need to complete a residential mortgage application and the documentation listed above and sent it to our office, in person, by mail, or electronically. Once the application and all of the required documentation is received we have 30 days to complete our review and inform you of our decision.

### **5. Complete the Family Selection process**

If you are approved for financial underwriting, the family selection committee then verifies that you meet all of the eligibility criteria. Once Habitat has verified the eligibility of all applicants who have completed the underwriting and family selection process, Habitat will review each eligible applicant and choose one to be the Partner Family for this home. You will be notified of Habitat's decision.

### **6. Enter into a formal agreement with Habitat**

You will be asked to sign a Family Partner Agreement along with your purchase agreement.

### **7. Close the Sale**

You will be the owner of the home once all of the financing has been completed. You will need some funds of your own at closing to pay certain closing costs and the first year of homeowner insurance. These costs will be fully disclosed during the financing process.

*Habitat is a homeownership program for low-income families. Our homes provide families with financial stability and financial opportunity by offering affordable monthly payments and a low interest mortgage. It is expected that families who enter the program are looking for long-term homeownership. These processes and restrictions have been created to protect Habitat from individuals who are only interested in buying an affordable home to quickly sell it to make a profit.*

***Habitat for Humanity does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.***

