

BUY A HOME

for an affordable monthly
payment!



**Always dreamed of owning a
simple, decent home??!**

See if the Habitat for Humanity
program might be right for you!



Founded by Millard and Linda Fuller in 1976 in Americus, Georgia, Habitat for Humanity, International® is dedicated to eliminating sub-standard housing and homelessness worldwide. Thus far, over 850,000 houses have been built, and 4+ million people live under Habitat roofs!

Habitat for Humanity of
Wisconsin River Area, Inc.
1211 8th Street - PO Box 38
Baraboo, WI 53913

Phone: 608- 448-2888

Fax: 608- 448 -2889

Website: www.hfhwisconsinriver.org

Email: office@hfhwisconsinriver.org

HFHWRA is a locally run, non-profit, ecumenical Christian organization that is an affiliate of Habitat for Humanity, Int'l. Working in the area since the mid- 1980's, HFHWRA has built over 70 homes - and repaired many more. We are a proud equal opportunity organization.

We do not discriminate on the basis of race, national or ethnic origin, creed, religious or political beliefs, sexual orientation, marital status, or age.



Contact us at:

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**Take the first step toward your dream
of home ownership!**

Contact the office to set up a Pre-Qualification meeting to learn more about the requirements for our housing program.

Also: Visit our website
(under the "Apply for Housing" tab)
for more information.

We work with you to qualify!



*You can
do it!*

To qualify for the HFHWRA home ownership program, these 3 factors are considered:

1. NEED

- A. ...if you are unable to buy a home with a conventional loan.
- B. ...if your present housing situation is not adequate.

Inadequate housing can include:

- Your current rental unit cannot meet city maintenance standards.
- The number of bedrooms is not in proportion to the number, age, and gender of your children.
- The building has structural problems.
- The water, electrical, sewage, or heating systems function poorly.
- C. ...if the percentage of your income spent on housing is too high. (You must be open and honest about your financial situation.)

You must have lived or worked in Sauk, Columbia, or Iowa counties for a minimum of six (6) months to qualify; and have citizenship or permanent residency.



2. ABILITY TO PAY

Since you actually buy your home from Habitat for Humanity of Wisconsin River Area, you must demonstrate your ability and commitment to making a monthly mortgage payment in full and on time.

Because Habitat offers such favorable financing, most Habitat owners find that their payments (including principal, property taxes, and home insurance) are no more than area rent prices for a similar sized unit! Also, utilities are low because Habitat homes are **very** energy efficient!

The following are considered:

- 1)an income (approx) between:

<u>Family size:</u>	(Minimum income):	(Maximum income):
One	\$20,000.	\$28,315.*
Two	\$20,000.	\$32,365.*
Three	\$20,000.	\$36,415.*
Four	\$20,650.	\$41,280.*
Five	\$22,350.	\$44,640.*
Six	\$24,000.	\$47,940.*

* In some situations, maximum income can be 10 - 15% higher.

(Income ranges set using Sauk Co. 2017 data. Columbia & Iowa Co. incomes are a bit higher.)

- 2) ... a **minimum** credit score of 550.

(Don't use credit? Alternate proof of credit worthiness can be used.)

Ability to Pay, con't:

- 3) ...the ability to make an (approx.) \$700 downpayment.
- 4) ...a history of paying bills on time.
- 5) ...no judgments, or recent bankruptcy.
- 6) ...a manageable debt to income ratio.
- 7) ... and other related factors that prove you are ready for home ownership!

Meet only some of the requirements? Contact us anyway - and we will help you work toward qualifying! You **can** do it! Over 70 families in our area have become home owners through our program. Start working toward your goal **now!**

3. WILLINGNESS TO PARTNER

Habitat homeowners must partner with HFHWRA. They must put in “sweat equity” constructing their homes and/or doing other activities. Though no construction experience is required - we do require a willingness to learn.

But there is more partnership required than just putting in “sweat equity” during construction. Because community members help, ask yourself: “Am I willing to be a positive ‘billboard’ for the Habitat program, even going into the future?” “Can I work well with volunteers who come to help?”

Also, partner families must complete homebuyer education classes.