

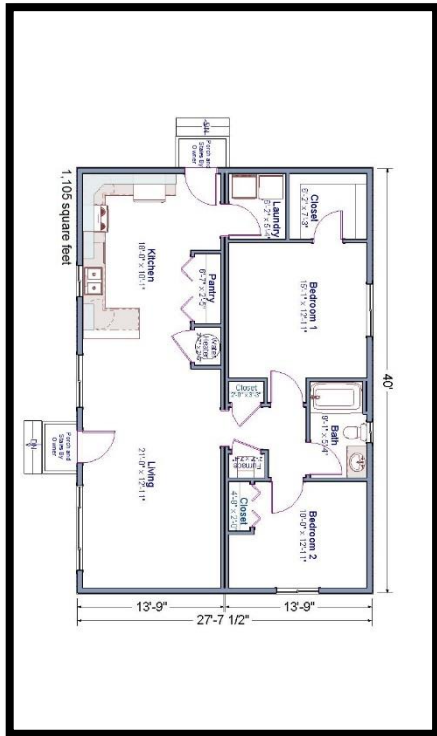


### 2020/21 Housing Options in Bend:

- Cottage Community or Condo/Townhouse style
- 2 bedroom\*
- Limited availability of 3-4 bedroom homes
- 99-year land lease with lower property taxes

### 2020/21 Housing Options in Redmond:

- 2 or 3 bedroom
- Single family detached home
- Possible 99-year land-lease model



\*House size determined by household size at time of application



**Habitat homes are Earth Advantage Certified.** An Earth Advantage-certified house incorporates design elements, systems and materials that create superior indoor air quality, use natural resources responsibly, protect land, and lower water usage.



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Updated 9-2-19

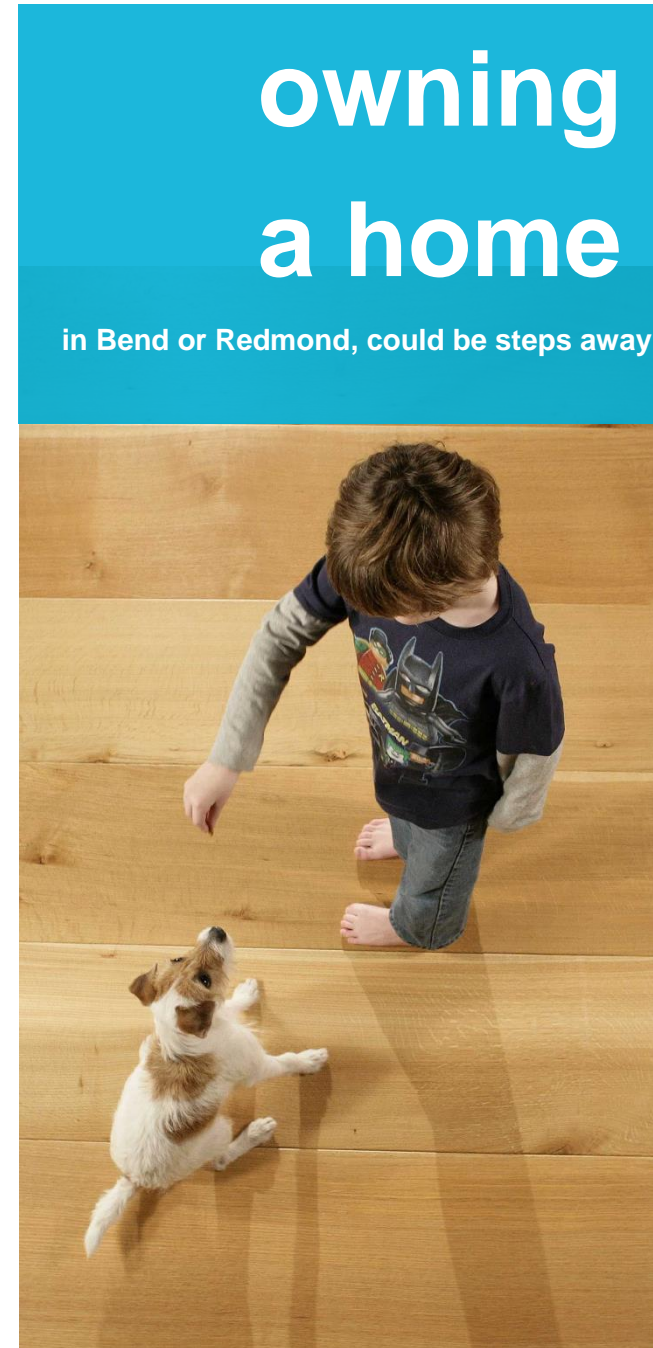
## vision

a world where everyone has a decent place to live

## mission

seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope

Bend-Redmond Habitat is dedicated to providing affordable homeownership opportunities for families and individuals in Bend and Redmond.



# owning a home

in Bend or Redmond, could be steps away





# eligibility

## NEED

- Must live or work in Bend or Redmond for at least 1 year
- Need for improved housing conditions
- High housing cost vs. household income

## ABILITY TO PAY

- Household must meet the current income guidelines (see table)
- Have steady source of income (*from employment, disability, social security etc.*) for 2 years. If self-employed; 3 years of tax returns
- Debt-to-Income ratio below 12% (*includes deferred school loans*)
- Minimum credit score of 620
- If bankruptcy: 4 years from discharge, 5 years if short sale, 7 years from foreclosure
- Able to **save at least \$2,000 for closing costs**
- No collections or judgments
- Primary applicant must have proof of legal residency

## WILLINGNESS TO PARTNER

- Volunteer 150 hours, "sweat equity", per adult in the household, plus secure 100 donated hours
- Commit to homeownership education classes and regular meetings with Habitat Staff
- Accept location of a decent and affordable home in Bend or Redmond
- Promote Habitat in the community
- Pledge to maintain and repair your home after purchase, and make house payments on time
- Complete three post-purchase workshops

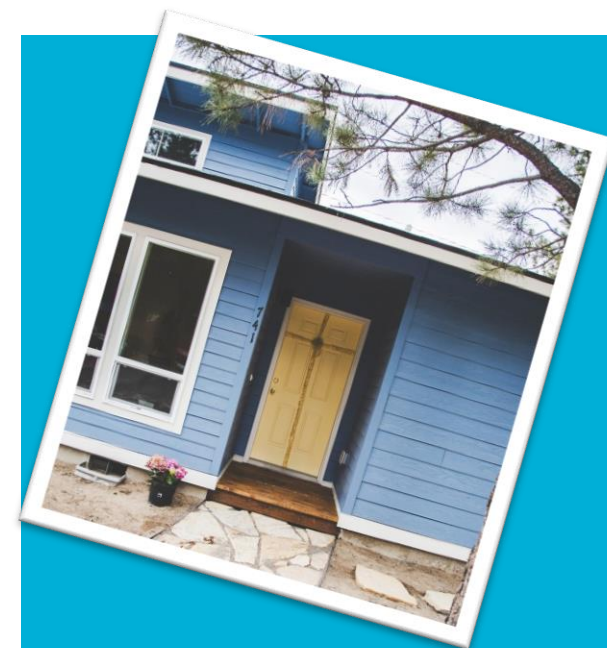
## 2019-20 income guidelines

Household Size	Minimum Eligible Borrower Income	Maximum Household Income (80% AMI)
<b>1</b>	<b>\$ 30,000</b>	<b>\$ 42,850</b>
per mo.	\$ 2,500	\$ 3,571
<b>2</b>	<b>\$ 30,000</b>	<b>\$ 49,000</b>
per mo.	\$ 2,500	\$ 4,083
<b>3</b>	<b>\$ 30,000</b>	<b>\$ 55,100</b>
per mo.	\$ 2,500	\$ 4,592
<b>4</b>	<b>\$ 30,600</b>	<b>\$ 61,200</b>
per mo.	\$ 2,550	\$ 5,100
<b>5</b>	<b>\$ 33,080</b>	<b>\$ 66,100</b>
per mo.	\$ 2,757	\$ 5,508
<b>6</b>	<b>\$ 35,520</b>	<b>\$ 71,040</b>
per mo.	\$ 2,960	\$ 5,920
<b>7</b>	<b>\$ 37,960</b>	<b>\$ 75,900</b>
per mo.	\$ 3,163	\$ 6,325
<b>8</b>	<b>\$ 40,400</b>	<b>\$ 80,800</b>
per mo.	\$ 3,367	\$ 6,733

*Income based on total household gross income (before taxes) up to 80% of the Area Median Income for Bend/Redmond. The income requirements are subject to annual revision as established by HUD and Habitat.*

## 5 steps to homeownership

- 1 attend an information session**
- 2 schedule intake appointment**
- 3 submit habitat program application**
- 4 get selected to partner with habitat**
- 5 apply for affordable home loan**



## Features of a typical Habitat Home:

- 1-2 bathrooms
- 18 ft<sup>3</sup> refrigerator (white)
- 30" gas range stove (white)
- Exhaust hood
- Xeriscaping
- Laundry room
- Tank-less water heater
- Double-pane windows
- Window coverings for all bedrooms
- ADA Access (if required)
- Affordable utilities (moving toward Net Zero homes)

## ► inquire today

Visit our website and send us an inquiry form:

<https://brhabitat.org/homeownership/homeowner-inquiry-form/>