
Thank you for your interest in the Habitat for Humanity homebuyer program. Habitat for Humanity is an ecumenical Christian housing ministry financed through private donations and utilizing volunteer labor. Habitat builds homes with partner-homebuyers, and sells the houses at *no profit* and *no interest* to low-income households that could not otherwise afford homeownership.

For applicants who are selected into the program, this process will take 1 to 2 years before you may be able to purchase a Habitat house. Our house sizing policy provides that 2 same-sex children will share a bedroom (unless their ages are more than 5 years apart). We are currently building homes located in Billings Heights. The largest house size currently available is 4 bedrooms.

If you apply and are approved into the homebuyer program, and you complete all program requirements and qualify to purchase a home from Habitat for Humanity, you will have a monthly house payment for up to 30 years, until the mortgage loan is paid off.

A Habitat mortgage loan at 0% interest saves our homebuyers about \$350 in interest per month, compared to an interest-bearing bank loan, which will save over \$125,000 over the course of a 30 year loan! This is an incredible opportunity for those who are willing to work for it!

Please review the following information to learn whether you may qualify.

- 1. To qualify you must have lived and/or commuted to work in Yellowstone County, Montana, for at least the past year.**
- 2. You must have housing need.** This means your current housing is unaffordable, substandard, and/or in some way not adequate for your household, such as:
 - Poor structural conditions (leaky roof, unsafe flooring, etc.).
 - Inadequate or dangerous electrical system.
 - Nonfunctional plumbing or lack of an indoor bathroom.
 - Unsafe or inadequate heating system or lack of a formal heating system.
 - Lack of functioning entrance and exit points — front and back doors, egress bedroom windows.
 - Unsuitable neighborhood (unsafe or unsanitary).
 - Unhealthy conditions, including, but not limited to, mold or pest infestation.
 - Inoperable kitchen or bathroom.
 - Little or no insulation.
 - Broken or missing windows or doors; drafty or leaky windows or doors.
 - Temporary housing.
 - Inadequate conditions for a person living with disabilities.
 - Overcrowding: Inadequate number of bedrooms, as determined by the number, ages and gender of household members.
 - Homelessness: Living with friends or relatives or in temporary housing, including FEMA trailers.
 - Cost-burdened: Cost of rent is more than 30 percent of the household's gross monthly income.
 - Applicant is unlikely to qualify for a conventional or government-assisted mortgage loan.
 - Government-subsidized housing indicates unaffordability (e.g., Housing Authority or Section 8).

3. **Your household income must fall within certain guidelines.** We consider all sources of income, both earned and unearned (*including food stamps, child support, SSI, disability, rental/lease incomes, tribal stipends/per capita, etc.*) For employment income, it is your gross earnings (**BEFORE** taxes are taken out). Click to see MAXIMUM qualifying incomes: **Housing Applicant Income Guidelines**.
4. All **judgments** against you **must be fully paid off** prior to purchasing a Habitat home.
5. *With your permission*, we will verify employment and other income, verify checking and savings account balances, get a statement from your current and previous landlords, perform a criminal background check and credit check, as well as ask you for credit references.
6. **You may not have had a bankruptcy discharged within the last year.** If you have had a bankruptcy within the last 2 years, you must be able to show a good payment history since then.
7. **If you are approved** for the Habitat home ownership program, **you must be willing to attend classes and workshops** to learn and practice budgeting, home repair and maintenance, and general homeowner responsibilities.
8. **If selected** for our program, we **require** that *all adult members (21 years and older)* in your household **be willing to put in sweat equity hours**. This means you must be *willing to partner* with Habitat for Humanity, working at building homes and completing other requirements. **You must help build other people's houses** *before* Habitat helps you build your home. *Physical limitations will be considered if an applicant's disability requires reasonable accommodations for sweat equity fulfillment, in accordance with the Americans with Disabilities Act (ADA).*

For a **one adult** household the requirement is a **minimum of 350 hours** of sweat equity; for a **two adult** household the requirement is a **minimum of 500 hours**. For **each additional adult in the household age 21 or over**, there is an additional requirement of a **minimum of 80 hours**.

9. **If approved**, you will be **required to save about \$2,000** for closing costs.

If you have any questions, please call our Homebuyer Services office at 652-0960.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising & marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, family status, or national origin.

