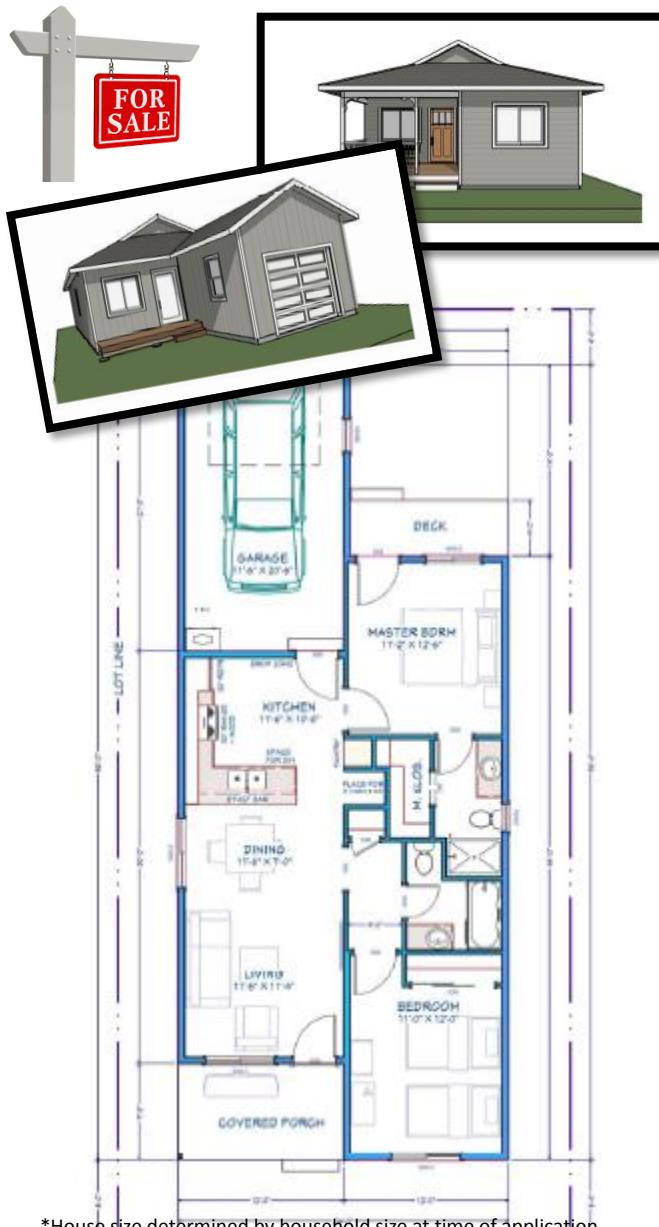


## 2019 Housing Options (Bend)

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



\*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.



Updated 2-6-19

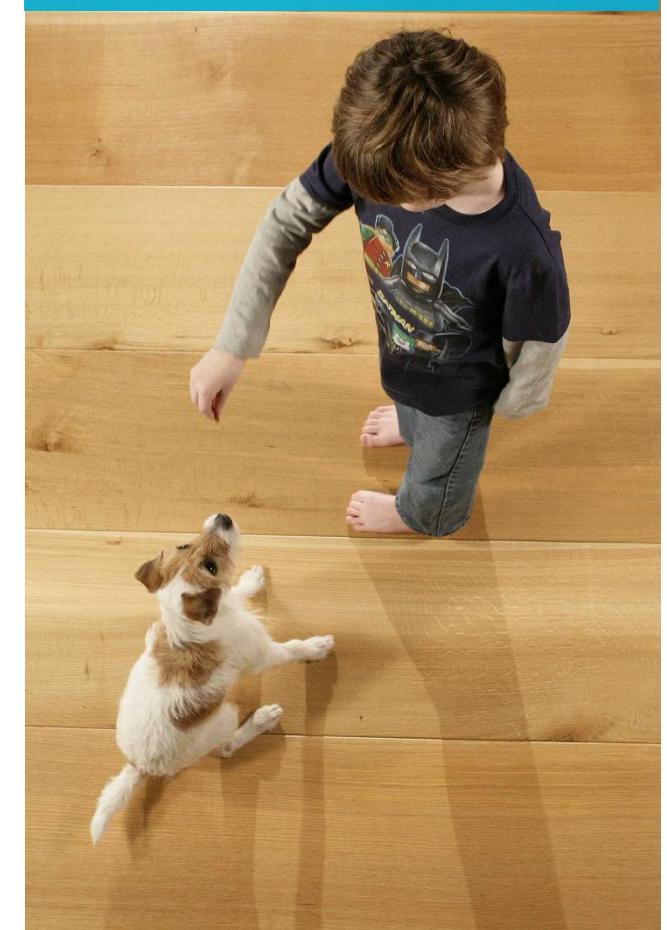
## vision

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 Area Habitat is dedicated to  
providing affordable homeownership  
opportunities for families and  
individuals in Bend





# 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

- 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 45% (*includes deferred school loans*)
- Minimum credit score of 620.
- Four years since discharge date, if declared a bankruptcy and 5 years from a short sale
- 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 to regular meetings with a mentor
- Accept 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

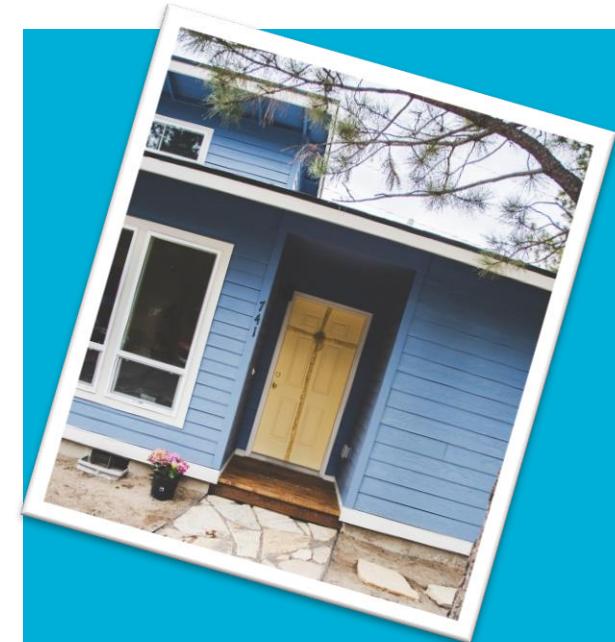
## 2019 income guidelines

Household Size	Minimum Household Income (40-44% AMI)	Maximum Household Income (80% AMI)*
<b>1</b>	<b>\$ 30,000</b>	<b>\$ 39,000</b>
<i>per mo.</i>	\$2,500	\$ 3,250
<b>2</b>	<b>\$ 30,000</b>	<b>\$ 44,600</b>
<i>per mo.</i>	\$ 2,500	\$ 3,717
<b>3</b>	<b>\$ 30,000</b>	<b>\$ 50,150</b>
<i>per mo.</i>	\$ 2,500	\$ 4,179
<b>4</b>	<b>\$ 30,000</b>	<b>\$ 55,700</b>
<i>per mo.</i>	\$ 2,500	\$ 4,642
<b>5</b>	<b>\$30,080</b>	<b>\$ 60,200</b>
<i>per mo.</i>	\$ 2,507	\$ 5,017
<b>6</b>	<b>\$ 32,320</b>	<b>\$ 64,650</b>
<i>per mo.</i>	\$ 2,693	\$ 5,388
<b>7</b>	<b>\$ 34,560</b>	<b>\$ 69,100</b>
<i>per mo.</i>	\$ 2,880	\$ 5,758
<b>8</b>	<b>\$ 36,760</b>	<b>\$ 73,550</b>
<i>per mo.</i>	\$ 2,813	\$ 6,129

*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.*

## 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:

- **2 bathrooms**
- **In-floor radiant heat system**
- **18 ft<sup>3</sup> refrigerator (white)**
- **30" gas range stove (white)**
- **Exhaust hood**
- **Xeriscaping**
- **Laundry room area**
- **Tank-less water heater**
- **Double-pane windows**
- **Window coverings for all bedrooms**
- **ADA Access (if required)**

## ► inquire today

Visit our website and send us a contact form:

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