

Greater Fredericksburg Habitat for Humanity creates affordable homes in partnership with qualified buyers in need of simple, decent housing. With donations of money and materials, we sell our volunteer built homes at no profit. **We offer a hand up, not a handout.**

General Criteria

Applicants **must meet all** of the following:

- First-time homebuyer (having not owned real estate in the last 3 years); and
- No household member on the sex offender registry

Need

Applicants **must meet the first requirement** :

- Total household income falls between 30-80% Median Family Income (MFI) as defined annually by the U.S. Department of Housing and Urban Development.

and at least one

of the following:

- Unsafe surrounding environment;
- Residing in temporary housing;
- Living in subsidized housing or participating in a housing voucher program;
- Overcrowding;
- Rent burden (paying more than 30% of monthly income on rent); or
- Heating, electrical, plumbing or structural deficiencies.

Household Size	Annual income Range *		Monthly income Range *	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
1	\$ 25,473	\$ 67,963	\$ 2,123	\$ 5,664
2	\$ 29,112	\$ 77,672	\$ 2,426	\$ 6,473
3	\$ 32,751	\$ 87,381	\$ 2,729	\$ 7,282
4	\$ 36,390	\$ 97,090	\$ 3,033	\$ 8,091
5	\$ 39,301	\$ 104,857	\$ 3,275	\$ 8,738
6	\$ 42,212	\$ 112,624	\$ 3,518	\$ 9,385
7	\$ 45,123	\$ 120,392	\$ 3,760	\$ 10,033
8	\$ 48,035	\$ 128,159		

* MFI for Fredericksburg, Spotsylvania, and Stafford for 2019 per HUD FY 19, where 100% = \$ 121,300

Ability to Pay

Applicants **must meet all** of the following:

- If wages or salary are primary sources of income, a 2-year work history that includes a minimum of 6-months with current employer and any gaps in employment must be explained;
- If self-employed, must have 3 years documented stable income with the last 6 months in the same line of work.
- Income can reasonably be expected to continue for 3 years or more;
- Current credit reports free of unpaid collections, judgments, and liens;
- Current credit reports must not show bankruptcy in the last 5 years or foreclosing in last 3 years.
- Tri-Merge middle credit score of 620+;
- Qualify for non-subprime or approved alternative third party financing;
- Total monthly debt payments are <13% of gross monthly income; and
- Show \$500 in current bank statements and no account overdrafts in the last two months.

Willingness to Partner

All program participants must complete 300-500 hours of "sweat equity," or volunteer work. This may include working on the construction site, attending homeownership and financial literacy classes, and/or volunteering in the office or at special events.

Interested in Applying, complete the following form:

https://forms.office.com/Pages/ResponsePage.aspx?id=Ojkk9maER0K87cFJ2zrHzD8670SxOOZAsLsu_svg2EIUMKNCVkyTE1CVIRPTEowN1cxWjRZSjc2Ty4u

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 Director of Homebuyer Services, Patty McGee, patty@fredhab.org

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