



Minimum Homeowner Application Requirements

The Lebanon Area Habitat for Humanity (LAHFH) provides home loans to eligible applicants based on the minimum requirements listed below.

1. You must show proof you have lived within Linn county in one of these ZIP Codes: 97355, 97327, 97386, 97345 or 97329.
2. House size determination is determined according to the family size and configuration; Habitat assumes two children of the same gender per bedroom. Therefore, a family of four (two adults, two daughters) would qualify for a two bedroom. A family of four (two adults, one son and one daughter) would qualify for a three bedroom home.

Other allocations for additional space are based on same gender children with significant age differences, dependent children of head of household with significant disability, or older (18+) relatives that are not related as a dependent to head of household. You must be willing to partner with LAHFH and complete the minimum required “sweat equity” hours. (Sweat equity can also include performing non-manual work at the home site or volunteering in a Habitat ReStore.)

3. You must be able and willing to pay an affordable mortgage.
4. You must complete one Homebuying Foundations class and one financial literacy class at your expense. Afterwards, two hours of required homeowner counseling is scheduled. Online (and once feasible, in person) classes are offered at DevNW.org.
5. You must have a need for a safe, affordable home.
6. You must pay in advance for a nonrefundable credit report fee and agree to a criminal background check for all adults at least 18 years of age that completes a Loan Application. (The credit and criminal background check will be ordered by LAHFH after the minimum requirements for the loan are met.)
7. You must pay for a second credit check, due at loan closing.
8. Your income must fall within the income limits listed below and provide proof of income.

Fiscal Year 2020 Income Limits	Persons in Family							
	1	2	3	4	5	6	7	8
30% limit	13550	17240	21720	26200	30680	35160	39640	42600
50% limit	22600	25800	29050	32250	34850	37450	40000	42600
80 % limit	36150	41300	46450	51600	55750	59900	64000	68150