



Would you like to be a Homeowner?

What does a Habitat for Humanity home include? Energy Efficient Construction • Some Decorating Choices • and Much More!

Dear Applicant Family,

Habitat for Humanity of St. Francois County (HFHSFC) is a nonprofit, ecumenical, Christian housing ministry that partners with families to build safe, decent, affordable homes. HFHSFC then sells these homes at no profit and low to no interest to partner families who could not otherwise afford their own homes. If you have an interest in our ministry, meet our general guidelines, and believe you qualify for a home according to the guidelines below, we encourage you to apply for a Habitat home. All information is considered confidential and is used only for appropriate purposes. To become a HFHSFC homeowner please call our office at (573) 760-1702 and request an application be mailed to you. Be sure to fill out the application completely and return it to our office by mailing it to P.O. Box 743, Farmington, MO 63640.

Linda Dickerson

Linda Dickerson
Executive Director

You, the Applicant Family, will be considered for a Habitat for Humanity St. Francois County (HFHSFC) home if...

1. You are unable to purchase adequate housing through conventional means. You may also be experiencing such factors as overcrowding or heating systems problems.
2. You must have lived in St. Francois County for at least one year prior to applying.
3. All adults living in your home have a combined total income between 30-60% of the median family income in St. Francois County. (see chart below)
4. You must have an acceptable credit history. Monthly payments on debts must be less than 41% of the total household income. These debts might include car payments, medical bills, credit cards, loans & house payments. They do not include current expenses such as utilities & phone bills.

Example: 4 person household has a \$25,000 annual income divided by 12 months = \$2,083 per month minus monthly house payment of \$500 per month = approximately \$1500 x .41 (41%) = \$854 minus house payment of \$500, maximum monthly payment on debts = \$354.

Median Income	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
100%	\$35,490.00	\$40,560.00	\$45,630.00	\$50,700.00	\$54,756.00	\$58,812.00	\$62,868.00	\$66,924.00
60%	\$21,294.00	\$24,336.00	\$27,378.00	\$30,420.00	\$32,854.00	\$35,287.00	\$37,721.00	\$40,154.00
Your Income								
30%	\$10,647.00	\$12,168.00	\$13,689.00	\$15,210.00	\$16,427.00	\$17,644.00	\$18,860.00	\$20,077.00

Since the Applicant Family would be buying the home from HFHSFC, they must demonstrate ability to pay the monthly house payment which consists of Mortgage + Property Taxes + Insurance + \$15 Maintenance Fee. HFHSFC house payments are determined by the cost of building the home. Smaller homes cost less. HFHSFC likes to have 20 year mortgages, however we can adjust this time frame if needed. Currently a three bedroom home with a 20 year mortgage and other payments is between \$500 and \$600 per month. The house payments will be used by HFHSFC to build more homes. The Applicant Family must complete 100 documented hours of volunteer HFHSFC service prior to completion of the selection process & conclusion of the contractual commitment with HFHSFC. The family must complete a minimum of 500 documented hours of volunteer service prior to conclusion of the contractual commitment with HFHSFC via sweat equity. Equity is the value of the property beyond the amount owned on it. Sweat equity is equity Applicant Families earn by working to help build the home with HFHSFC volunteers. Of the 500 sweat equity hours that must be completed, 300 hours must be completed by the occupants of the house & the other 200 hours may be completed by other family & friends. The Applicant Family will be required to work with a Family Partner, and all others affiliated with HFHSFC, who will assist them through the process. The Applicant Family must be present on the building site as requested and they must be a positive advocate for HFHSFC.

If your family is selected... The Applicant Family will meet their Family Partner and sign an agreement form & other documents as needed. Family Partner will share all information about the process needed and work with you to help get you started on a successful relationship with HFHSFC. Family Partner will work with the Applicant Family to determine whether HFHSFC has or can obtain a lot in a neighborhood in which they wish to live. The Applicant Family will be asked to complete 100 hours of documented sweat equity performing tasks such as lawn mowing, office work, restore work, etc as deemed necessary by HFHSFC. HFHSFC will work with the Applicant Family to select a floor plan that can be modified to meet the needs of the family. An architect will review this layout. There will be a ground breaking ceremony. The ground preparation work will be done and concrete footings poured. Building will begin once a \$500 down payment has been paid to HFHSFC & 100 hours of documented sweat equity hours have been completed by the Applicant Family. During the building process the Applicant Family, their family & friends, and other HFHSFC volunteers will work together. Plumbing, electricity, & other things as determined by HFHSFC will be done by professionals who often volunteer their time. Once the building process is complete, the Applicant Family has met the sweat equity requirements, paid the \$500 down payment, paid the first year homeowners insurance & met other agreed upon requirements, HFHSFC will have a closing and sell the home to the Applicant Family. Finally, we will have a house dedication to celebrate the Applicant Family being a homeowner!

For more info contact us today! P.O. Box 743, Farmington, MO 63640 • PHONE: (573) 760-1702