



Pemi-Valley Habitat for Humanity Family Selection Criteria

Revised 03/31/22

NEED FOR ADEQUATE SHELTER:

- While these Criteria serve as guidelines, please do not “disqualify” yourself before talking to a family selection member. Exceptions may be made due to special circumstances.
- Current shelter has problems with heating system, electricity, structure, plumbing, septic, location, etc...that are beyond reasonable repair.
- Current shelter has an inadequate number of bedrooms as determined by number, ages, and sex of household members
- The family is unable to obtain a conventional or government assisted mortgage loan to purchase a home
- The family should have lived and worked in our service area for a minimum of 1 year (Ashland, Belmont, Bridgewater, Bristol, Campton, Center Harbor, Dorchester, Franklin, Gilford, Gilmanton, Groton, Hebron, Holderness, Laconia, Meredith, Moultonborough, New Hampton, Northfield, Plymouth, Sanbornton, Rumney, Thornton, Tilton, Warren, and Wentworth).
- The minimum household gross income for a family of 4 is no less than 41% of the median household family income for Grafton County. Food stamps, heat assistance, SSI, disability, child support, and other assistance programs are counted as “income.” Please keep in mind if you are an individual or your family is smaller or larger, income requirements will vary from this number.
- The maximum household income for a family of 4 is less than 70% of the median family income for Grafton County. Food stamps, heat assistance, SSI, disability, child support, and other assistance programs are counted as “income.” Please keep in mind if you are an individual or your family is smaller or larger, income requirements will vary from this number.

ABILITY TO PAY FOR A HABITAT HOME:

- A family selected for a Pemi-Valley Habitat home must pay a cash down payment and closing costs (approximately \$3000). There are assistance programs (IDA account with AHEAD) to help with this if your family income qualifies
- The family must have the ability to make monthly house payments, including escrow for taxes and insurance. Total payment of all 3 should not exceed 30% of family income. This will determine the length of the mortgage, no less than 240 months and no more than 360 months.
- Mortgage example for a home with a cost of \$100,000:
 - 20 Yr. (240 months) \$416 mortgage / \$50 Insurance / \$300 Taxes = \$766 monthly payment (does not include utilities, upkeep, & other homeowner costs). Gross family income would need to be at least \$30,640.
 - 25 Yr (300 months) \$333 mortgage / \$50 Insurance / \$300= \$ 683 monthly payment (does not include utilities, upkeep, and other homeowner upkeep). Gross family income would need to be at least \$ 27,320.
 - 30 Yr (360 months) \$278 mortgage / \$50 insurances / \$300 taxes = \$628 monthly payments (does not include utilities, upkeep, & other homeowner costs). Gross Family Income of at least \$25,120.
- The above examples are estimates only, and although the mortgage remains a constant...**insurance and taxes will most likely increase each year.**
- The family shall have a satisfactory credit history. Evidence of capability to pay off any and all financial judgments must exist. We do consider candidates who have had foreclosures, credit problems, & bankruptcy. We look at why the situation came about, and what has been done since that point to better the situation.
- In cases where applicants own land, proof of clear title must be provided.

WILLINGNESS TO PARTNER WITH HABITAT BY:

- Fill out all applications and process all paperwork in a timely fashion to expedite the selection and home ownership processes.
- Once they have been selected, families / individuals need to complete 500 hours of sweat equity (per family) on their home or on the construction of another Pemi-Valley Habitat project.
- Family understands they have the responsibility to keep their home and the area surrounding their home in good condition after the home is transferred into their name. The condition that a Pemi-Valley Habitat home is kept in is a reflection of Pemi-Valley Habitat to the community. It can help the affiliate gain or loose support. So, we ask for our families' cooperation in keeping their property in good condition.
- Family understands they have a responsibility to the community to be good neighbors at all times.
- Participate in Pemi-Valley Habitat Partnership program, which includes financial counseling through organizations such as AHEAD, household management education, and homeowner associations meetings.
- Pay promptly each month, so Pemi-Valley Habitat can do for others what it has done for you (mortgage payments go back to building new houses). Late payments or late payments will eventually lead to foreclosure. If your family is experiencing financial difficulty due to unusual circumstances (death, illness, loss of job, etc.) they should speak immediately with the Executive Director to notify them of this situation and work out a plan.
- Consider having at least 1 family member spend a minimum of 1 year on one of Pemi-Valley Habitat's committees after moving into your home to give back to Pemi-Valley Habitat's mission.
- Respect the fact that the home belongs to Pemi-Valley Habitat until the closing has been done, regardless of the condition of the house.
- Windfall Clause – family agrees to consider paying Pemi-Valley Habitat balance in full if they receive any windfall of more than twice the market value of the home (ex: lottery, inheritance, etc.) anytime during their partnership with Pemi-Valley Habitat.
- Family agrees, if requested, to a financial status review that could change the monthly amount due against the principal. This would only occur, at most, once every five years.
- Family understands that its members will be screened against the National Sex Offender Public Registry during the application process before being eligible to be a Pemi-Valley homeowner.

NONDISCRIMINATION:

- PVH complies with all provisions of the federal housing law. This includes compliance with the Fair Housing Act, The Equal Credit Opportunity Act, the Fair Credit Reporting Act, the Privacy Act and the Americans with Disabilities Act.

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