



2025 Homeownership Program Eligibility

You can be a homeowner. Habitat for Humanity of Monroe County can help.

Open application window: March 31 to April 11, 2025

→ **Book an appointment to submit your application by scanning the QR code or calling 812-331-4069.**



Through our Homeownership Program, we provide the coaching, education, and support to guide you through the home-buying journey. To be eligible for the Habitat Homeownership Program, applicants must have lived and/or worked in Monroe County since March 31, 2024. Additionally, applicants must demonstrate **a need for housing, an ability to pay an affordable monthly mortgage, and a willingness to partner—a commitment we call "sweat equity."** As part of the Habitat homeownership process, it is a requirement that each member of the household over 18 years of age commit to completing 250 sweat equity volunteer hours. These guidelines outline the basic criteria needed to qualify for our program. To apply:

- 1 Read program criteria**
- 2 Attend an information meeting**
- 3 Complete the application**



Homeowner Information Meeting

To apply for a Habitat home during this application window, all applicants and co-applicants who will live in the home must attend this free Homeowner Information Meeting. Applications are distributed at the meeting.

Saturday, March 1, 2025 // Allison Jukebox Community Center at 351 S Washington St, Bloomington, IN 47401

- 1 p.m. in Spanish // 2:30 p.m. in English
- There is free parking behind the building
- This meeting is free and covers everything you need to know about becoming a homeowner with Habitat

Please note: *The session will start exactly at the time listed, so please be on time. If you arrive late, you won't be able to join the meeting.*

We strongly encourage you to reach out to us with any questions you may have. Please contact Mariluz, Homeowner Services Director, at hs@monroecountyhabitat.org or call 812-331-4069.

AVISO: La Ley Federal de Igualdad de Oportunidades de Crédito prohíbe a los acreedores discriminar a los solicitantes de crédito por motivos de raza, color, religión, origen nacional, sexo, estado civil, edad (siempre que el solicitante tenga la capacidad de celebrar un contrato vinculante); porque todo o parte de los ingresos del solicitante derivan de algún programa de asistencia pública; o porque el solicitante ha ejercido de buena fe algún derecho bajo la Ley de Protección del Crédito al Consumidor. La agencia federal que administra el cumplimiento de esta ley con respecto a este acreedor es la Comisión Federal de Comercio, 600 Pennsylvania Avenue, Washington DC 20580.



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Check your eligibility with these 3 criteria

A need for housing

Your current housing should meet one of the following criteria guidelines: **substandard, overcrowded, unaffordable, and/or transitional.**

An ability to pay an affordable monthly mortgage

Habitat for Humanity of Monroe County uses Area Median Income (AMI) to determine income eligibility. AMI is calculated based on the median income of a specific geographical area, such as a city or county.

Monthly Gross Income Guidelines (all money earned before taking out taxes and expenses)

# IN HOUSEHOLD	GROSS MINIMUM MONTHLY INCOME (35%)	GROSS MAXIMUM MONTHLY INCOME (80%)
1	\$2,029	\$4,638
2	\$2,317	\$5,296
3	\$2,609	\$5,963
4	\$2,897	\$6,621
5	\$3,130	\$7,154
6	\$3,361	\$7,683
7	\$3,593	\$8,213
8	\$3,824	\$8,742

- Household income must be between 35-80% of Area Median Income.
- Credit score is not important for eligibility—debt-to-income ratio is. Your debt-to-income ratio must be less than 13% of total household gross income.
- Provide income proof for the most recent 6 weeks.
- Submit the latest Form 1040 U.S. Individual Tax Return for working adults of the household.
- Provide landlord reference or show 1 year's rent/utilities.
- Collections debt should be less than \$5,000 for non-essential items, less than \$1,000 for essential items, and less than \$10,000 for medical expenses.

A willingness to partner

To achieve the required 250 sweat equity volunteer hours, you will volunteer with construction, ReStore, or in our office. Other hours may be earned through Homeownership classes or meetings with an assigned budget partner. You must complete 100% of your 250 sweat equity before taking ownership of your home.

- Each adult in the household (18+) is required to earn 250 hours of sweat equity.
- It is necessary to secure childcare and/or adjust your current work schedule to meet program requirements.

2025 Application Requirements

In order to complete your application, you will need the following information:

- **Your housing and employment history** for the past 12 months (since March 31, 2024)
- **Contact information for your current employer and landlord**, and any from the last 12 months
- **Total monthly income**, including all wages and any **public assistance** you expect to receive for at least the next three years (i.e., food stamps, Social Security, disability, Section 8 or housing voucher) and any child supporter alimony you wish to declare, and your total income listed on your most recent income tax return
- **Total monthly expenses**, including utilities, rent, insurance, phone, gas, electric, water and Internet service, etc.
- **Summary of assets**, including vehicles, checking and savings accounts, etc.
- **Summary of debts**, including all loans, credit card balances, student loans, medical debt, outstanding bills, etc.

The following information needs to be submitted in addition to your completed signed homeowner application in order for your application to be considered complete:

- Copies of **non-expired government-issued photo IDs** for every adult in the household (copies can be made in the Habitat office when submitting your application)
- **Form 1040** U.S. Individual Tax Return
- Copies of the most recent **six weeks of paystubs** from all jobs for all wage earners (excluding dependents) in the household
- Copies of the most recent statements for any **public assistance** you expect to receive for at least the next three years (i.e., food stamps, Social Security, disability, Section 8, etc.)
- **Completed landlord reference** for the last 12 months - filled out by your landlord and returned to you
- **Completed employer reference for the last 12 months** for each job held by every wage warner (excluding dependents) in the household - filled out by the employer(s) and returned to you
- IF you cannot supply a positive landlord reference, you are claiming your utility bills are greater than \$150/month, or you intend to qualify under the "Need for Housing" criteria showing your housing cost burden is 40% or more of your income, you will need to include copies of **the most recent 12 months of utility bills**
- IF you have **student loans**, please include statement(s) or bill(s) showing your total monthly payment no matter the status of the loan

From acceptance to move-in, the entire process typically takes an average of 24 months. Together, we can work toward achieving your dream of owning a home. For questions, contact Mariluz at hsemonroecountyhabitat.org or call 812-331-4069.