



Applicants for a Habitat Housing Partnership are evaluated in three areas: their need for housing, their ability to pay their mortgage and their willingness to partner with Habitat.

Need

Applicants must be living in substandard housing and not qualify for conventional home financing.

Substandard housing might include one or more of the following: inadequate indoor plumbing, poor heating, leaks in the roof, overcrowding, unsafe or unsanitary conditions and/or consuming a large portion of income.

Ability to Pay

Habitat family partners must be able to pay back their mortgage so applicants should be within a minimum/maximum income limit, with the limits being dependent on family size.

| Family Size | Minimum Yearly Income | Maximum Yearly Income |
|-------------|-----------------------|-----------------------|
| 2 | 30,000.00 | 34,717.00 |
| 3 | 34,718.00 | 39,482.00 |
| 4 | 39,483.00 | 43,248.00 |
| 5 | 43,249.00 | 47,014.00 |
| 6 | 47,415.00 | 51,180.00 |
| 7 | 51,181.00 | 54,945.00 |

At least 30% of the family's annual income must be earned income.

Applicants total debt payments including Habitat mortgage must be less than 50% of their total annual income.

Cabot Habitat for Humanity will verify the employment income, bank balances or other financial assets as well do a credit reference check.

Applicants must have no judgments against them and be making regular payments on outstanding credit commitments.

Copies of the Income Tax Assessment forms of all adults in the family for the previous two years are required.

Current pay stubs, utility bills and information regarding all debts and payments, including debts and payments to the Federal, Provincial and Municipal governments must be submitted at the time of application.

Applicants will be required to obtain a statement from current and previous landlords referencing rent payment history and home/house maintenance for the past 2 years.

Applicants will be disqualified for providing incomplete or misleading information.

Willingness to Partner

Approved applicants become Habitat Partners. Habitat Partners must agree to be responsible home owners maintaining their home and property at a respectable level, to attend Habitat for Humanity Homeowner Workshops and to help promote Habitat if requested (for example media interviews).

As a partner with Habitat, the applicant, the family and/or friends must be willing to work 500 hours of "sweat equity" towards the building of their home. More details regarding "sweat equity" will be explained during the interview.

Upon completion of the sweat equity commitment HFH Cabot will then **sell** the house to you at cost.

Habitat house payments include principal and taxes. These payments do not normally exceed 30% of the family's gross monthly income

Home Insurance, including fire, is mandatory and must be carried by the home owner/s.

Partners are required to submit an annual statement of income for each adult who resides in the home to Habitat for Humanity Cabot – St. John's/Mt. Pearl.

Other

Applicants must have lived in St. John's/Mt. Pearl area for at least one year prior to the date of application; must have the ability to pay a no interest mortgage and assume the responsibilities of home ownership; must not have held a mortgage in the past; does not own any property (ie: cabin/land etc.).

Information provided to Habitat for Humanity NL will be held in the strictest confidence. All information and applications will be destroyed at the end of the application period.

Habitat for Humanity Cabot does not retain a waiting list. It may be that a family meets the criteria required but is not successful because someone else is in greater need. Those who are not initially accepted are encouraged to reapply during other application periods.