



# Homeownership Orientation Registration



Bladen, Cumberland, and Sampson County

Thank you for your interest in becoming a Habitat Partner Family. Our mission is seeking to put God's love into action by building homes, communities and hope. We believe that everyone should have a safe affordable place to call home. To carry out our vision, we partner with individuals and families to help them through our homeownership process.

Partner Families are required to do up to 300 sweat equity hours. Sweat Equity is volunteer hours spent on our construction sites, or at qualified organizations throughout the community. A part of the Sweat Equity Hours, are required classes that help prospective partner families prepare for the various responsibilities of homeownership. This includes but is not limited to: Managing Personal Finances, managing and understanding your mortgage, routine homeowner maintenance and preservation of your home, Credit Restoration and much more. Habitat's path to homeownership is an important and in-depth process requiring commitment, hard work, and consistency. These things ensure the long-term success of Habitat Homeowners.

**To be eligible for the FAHFH Homeownership Program, you must be a resident or be employed in Bladen, Cumberland or Sampson County, currently and for the 12 months prior to application and meet the following criteria.**

Need for Housing meet 1 or more	Ability to Pay meet all	Willingness to Partner must agree to all	Disqualifying Factors
<ul style="list-style-type: none"> <li><input type="checkbox"/> Substandard</li> <li><input type="checkbox"/> Unsafe neighborhood</li> <li><input type="checkbox"/> Overcrowded</li> <li><input type="checkbox"/> Government subsidized</li> <li><input type="checkbox"/> Un-affordable (Rent exceeds more than 30% of Household income)</li> <li><input type="checkbox"/> Do not qualify for a conventional mortgage.</li> <li><input type="checkbox"/> Not exceed the income limit for household size (See chart below)</li> </ul>	<p>Be able to demonstrate at least 2 years of consistent, stable, documented income.</p> <p>Overall Credit History including Debt to Income Ratio.</p> <p>Income, expenses, current debt, and other financial obligations.</p>	<p>Completion of up to 300 hours of Sweat Equity.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Complete all mandatory requirements of the Homeownership Program.</li> <li><input type="checkbox"/> Live in location we are building, at the time of your approval.</li> <li><input type="checkbox"/> Willing to accept a newly constructed or rehabilitated home (assigned based on availability).</li> </ul>	<p>Misrepresentation of any information throughout the approval process</p> <p>Foreclosure or Bankruptcy in the last 3 years</p> <p>Collections/charge-offs exceeding \$3,000.</p> <p>No Judgements</p> <p>Inconsistent /Insufficient Income and/or employment.</p> <p>Outstanding balances with previous landlords/rentals</p>

