



OVERVIEW - Habitat for Humanity International (HFHI) is a global, non-profit housing organization operated on Christian principles that seeks to put God's love into action by building homes and hope. HFHI was founded on the conviction that every man, woman and child should have a place to live in dignity and safety.

Habitat for Humanity of Teller County (HFHTC) is taking that same conviction into our County to provide our qualified residents with attainable housing. HFHTC is working to put God's love into action by bringing people together to build strength, stability, and self-reliance through shelter.

DOES HABITAT RENT OR SELL HOMES?

We do not rent homes!!!! We build homes for those in our Homebuyer Partnership Program and sell them at their affordability.

WHERE EXACTLY DOES HABITAT FOR HUMANITY OF TELLER COUNTY BUILD HOMES?

Woodland Park, Divide, Florissant, Cripple Creek, Victor (Teller County)

WHAT MAKES A HABITAT HOME AFFORDABLE TO ME?

- Houses are sold at an applicant's affordability to cover our costs, with no profit to Habitat
- Low closing costs & no down payment
- Mortgage Payment usually is less than home rental payments

CAN I QUALIFY?

Minimum Requirements To Become A Habitat Partner:

- **Must be a U.S. Citizen or Legal US Resident**
- **Have a viable connection to Teller County (live or work – 1 year)**
- **Have not owned a home in the past 2 years (some exceptions may apply)**
- **Need of Housing: rent more than 30% of income; inadequate housing; can't qualify for market rate**
- **Household total income between 60% to 80% of the area median income of \$81,800**
- **Be able and willing to complete 300/400 sweat equity hours on build sites.**
- **Able to make a commitment payment of \$500 at contract signing (applied to closing cost)**
- **Willingness to Partner by committing to the whole Habitat Homebuyer Partnership program**



Minimum Requirements to Qualify for a Mortgage Loan

- **Have monthly income sufficient to make a mortgage payment**
- **Show proof of a consistent 24 month employment history (retired-stmts/disabled-awards).**
- **Credit must be clear of excessive debt, open judgements or government liens.**
- **Have a minimum Credit Score of 640 (In lieu of score, 3 creditors with 2 year payment history)**
- **Bankruptcy or foreclosure has been discharged for at least 36 months.**
- **No late fees from creditors in a 12 month period.**
- **Able to purchase a homeowner's insurance policy just prior to closing**
- **Pay closing costs.**

HOW LONG DOES IT TAKE TO MOVE INTO A HOME? Normally, the total time from **turning in an application** to moving into a home is between 6 - 12 months, sometimes longer, depending on how much credit repair work might be involved and weather delaying a build. Adequate income, a work history and on time creditor payments will help to qualify you sooner than later. Also completing the homeowner education classes and sweat equity on the build sites in a timely manner could move the process along quicker.

HOW CAN I APPLY?

Review all the documents in the packet, fill out an application and call to schedule an appointment with the **Homebuyer Services Director** and provide supporting documents to validate the information you have given on your application.

*We do business in accordance with the Federal Fair Housing Law.
It is illegal to discriminate against any person because of
race, color, religion, sex, handicap, familial status, or national origin.*

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