



NW Metro Atlanta
Habitat
for Humanity®



FOUNDATION
Improving homes. Improving lives.



VETERAN HOME BUILDING PROGRAM

NW Metro Atlanta Habitat for Humanity in continued partnership with The Home Depot Foundation, is seeking U.S. Armed Forces Veterans 50 years of age or older who are interested in qualifying to purchase a new home in Cobb or Douglas counties.

To be considered for this program you must be able to answer YES to each of the following questions:

- 1. Are you a first-time homebuyer?**
- 2. Do you currently live or work in Cobb or Douglas County?**
- 3. Are you a U.S citizen or permanent legal resident?**
- 4. Can you demonstrate a NEED?**

Are you spending more than 30% of your income each month on housing?
Is your present housing inadequate (unsafe, overcrowded and/or unaffordable)?
Are you unable to obtain adequate housing through other conventional means such as a bank OR VA loan?
- 5. Can you demonstrate an ABILITY TO PAY ?**

Are currently employed **and/or** can prove a steady source of income.
Show good credit and have a reasonable debt to income ratio.
Demonstrate a positive monthly cash flow (a net balance of cash on hand after all expenses are paid).
Charged-off debts or debts in collections are \$250 or less.
If you have declared bankruptcy, it must have been discharged for three years. If it was dismissed, you must have paid off all of the debts to the bankruptcy.
Does your yearly income fall within 2017 HUD limits? (see chart on back)
- 6. Are you willing to Partner with NW Metro Atlanta Habitat?**

You must be willing to put in 300 hours of sweat equity and successfully complete our Living Smart program prior to moving in your new home!



**EQUAL HOUSING
OPPORTUNITY**

If you can answer yes to each of the previous questions and want to find out more about NW Metro Atlanta Habitat's Veteran Build Program, Please call: 770-432-7954 ext. 107

www.nwmetroatlantahabitat.org

Income Guidelines-2017

Source: U.S. Department of Housing and Urban Development [HUD]

Based Upon a Family Size Of	Income Before Taxes Not Less Than	Income Before Taxes Not More Than
One	\$14,650	\$39,050
Two	\$16,750	\$44,600
Three	\$20,420	\$50,200
Four	\$24,600	\$55,750
Five	\$28,780	\$60,250
Six	\$32,960	\$64,700
Seven	\$37,140	\$69,150
Eight	\$41,320	\$73,600

Frequently Asked Questions

1. Do you give away homes to people who are in need?
No. NW Metro Atlanta Habitat for Humanity is both a builder and a mortgage holder. All applicants who qualify for a home must have a steady source of income and must repay a mortgage with on-time, in-full payments every month.
2. Do I have to have children to qualify for a Habitat home?
No. Habitat is a Fair Housing organization, which means we do not discriminate based on race, religion, gender, sexual orientation, national origin, disability, or family status. Thus, our program is open to all household types including individuals, couples, single parents with children, couples with children, etc.
3. If I buy a Habitat home, can I ever sell it?
Yes. Families who purchase Habitat-built homes can sell them at any time. Habitat retains a "right of first refusal" that requires an owner to ask Habitat if it wants to purchase the home before the owner sells it to a third party. Otherwise, just like any other homeowner, selling a house typically requires marketing it through a real estate broker (including paying commission), continuing to pay the mortgage until it is sold, and living in it for several years to build enough equity to earn a profit.
4. Are there any other restrictions on owning a Habitat home?
Yes. Like all other affordable housing programs, NW Metro Atlanta Habitat requires that its houses are homeowner-occupied. This means that you cannot use it for business purposes, leave it empty, rent it out, or allow others to live there in your place. Habitat also requires the property to be maintained and kept in good condition. After a homeowner has fully paid off the mortgage, these restrictions are removed. Habitat does request continued property maintenance.
5. Will it affect my status if my income increases after I have purchased my home?
No. Habitat encourages homeowners to continually improve their financial status through additional education, training or job promotions/changes that provide better pay, hours and/or location.
6. How does Habitat decide where to build?
Habitat acquires land either through purchase or donation, which limits where we build. Potential applicants who want to partner with us need to be willing to live where we are currently building.