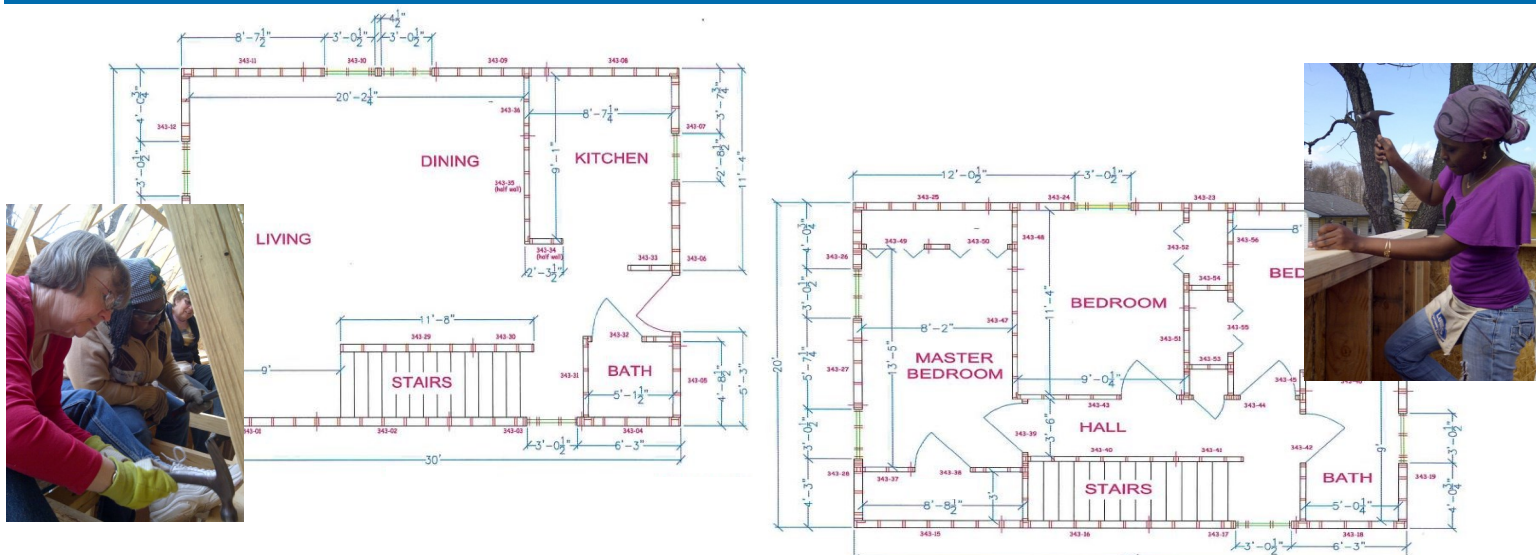


# BUILD YOUR OWN HOME: *Affordably!*

Homeownership at its best! Affordable new construction is within reach!  
Apply now for a new home on State Road in Croydon!



## House Features:

- Three bedrooms
- One bathroom
- Energy Star® certified construction
- Central air conditioning
- New Whirlpool refrigerator and range
- Bristol Township
- Close to shopping, entertainment, public transportation & major roads
- Located in established neighborhood

## Low-Interest Mortgage:

(including taxes, insurance & interest)

\$1,105 monthly mortgage cost

based on \$120,000 first mortgage

*\*see reverse for program requirements*

Habitat for Humanity of Bucks County invites qualified individuals and families to help build their own homes, then purchase them at-cost with low-interest mortgages.

Construction begins in late 2014.

For more info:

Stefanie Clark, Family Program Director  
s.clark@habitatbucks.org ▪ 215.822.2812 x307

*This home is being sponsored by*  
**First Federal of Bucks County**



We are pledged to the letter and spirit of the U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.





## Homeownership Program Requirements

To purchase a home through Habitat, individuals and families must:

- Currently live or work in Bucks County
- Be willing to partner with Habitat Bucks in completing sweat equity hours and participating in media coverage
- Have a stable income and satisfactory credit history
- Demonstrate a need for an affordable home (includes the inability to purchase a home in the county due to rising home prices; overcrowding; unsafe living conditions; etc.)
- Meet the current income guidelines:

Family Size	Tier Two Minimum	Tier Two Maximum
1	\$33,100*	\$44,150
2	\$37,820*	\$50,450
3	\$42,550*	\$56,750
4	\$47,280	\$63,050
5	\$51,060	\$68,100
6	\$54,840	\$73,150
7	\$58,630	\$78,150
8	\$62,410	\$83,200

2014 Income Guidelines based on Median Family Income of \$78,800  
Effective December 18, 2013

Program applications are evaluated on several criteria per mortgage industry standards, including:

- **The Housing Ratio:** the expected monthly mortgage amount is divided by an applicant's gross monthly income. Typically, a person should not spend more than 25% to 30% of his or her gross monthly income\* on housing costs.
- **The Debt-to-Income Ratio:** the applicant's regular installment payments (car loans, minimum credit card payments, etc.) are added to the expected monthly mortgage amount, then divided by the applicant's gross monthly income. An applicant's debt-to-income ratio must be at or below 43% of his or her gross monthly income. Credit history must be satisfactory, but need not be perfect.

\*This property requires a minimum annual income of \$44,110.00 (gross income—before taxes and other deductions) to afford the minimum monthly mortgage payment. Prospective applicants should include ALL sources of income when determining gross annual income.

More information is available at [www.habitatbucks.org](http://www.habitatbucks.org).



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