

# Legacy Pointe 2024 Build

Applications will be available March 4th — March 15, 2024

## Requirements:

- Have a need for housing/shelter.
- Must be a US Citizen or permanent resident of the United States for at least 2 years.
- Must have a Credit Score of 620.
- Have acceptable credit - No unpaid collections, liens, judgments or charge offs.
- Debt to Income ratio must be less than 40%.
- Be eligible to open/maintain a savings account.
- Be able to pay a minimum of 1% of the sales price down payment/closing cost.
- Bankruptcy must be discharged for 2 full years.
- Have 2 years of consistent work history, no gaps in employment.
- Self-employment must be consistent for 2 years with 2 years tax returns.
- Have not owned a home within the last 3 years.
- Live or work in Rutherford County for 6 months.
- Show willingness to partner with Habitat.
- Be willing to do required partnership hours by building homes, including your own.
- Complete Mandatory Home Buyer Education Classes.
- You must meet the income guidelines per your family size.

### 2022 Income Guidelines 40%-80% AMI

1 Person - \$27,000 - \$52,850	5 People - \$40,760 - \$81,500
2 People - \$30,200 - \$60,400	6 People - \$43,760 - \$87,550
3 People - \$33,960 - \$67,950	7 People - \$46,800 - \$93,600
4 People — \$37,720 - \$75,450	8 People - \$49,800 - \$99,600

These income guidelines are subject to change anytime. The 2023 & 2024 income guidelines will be posted once available.

### Get Ready Classes

If you want to be ready to apply in 2024, RSVP for the Get Ready Classes, they are free and held once a month.

This class can give suggestions and create a plan for you to become a homeowner.

Once you are ready, apply when applications are available.

To register for class go to: <https://2getstarted.as.me/GetReady2023>

**Unfortunately, the Habitat Homeownership program is not emergency housing.**

**It can take up to 18 months to complete the entire program, purchase & move into a home.**



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.

### Phase 1 - Apply

- *Process Application*
- *Income, Credit Review*

*(If meet criteria move to Phase 2)*

### Phase 2 - Documentation

- *Submit Requested Documentation*
- *Interview with Homeowner Services Coordinator*

*(If documentation meets criteria move to Phase 3)*

### Phase 3 - Verification

- *Employment & Rental Verification*
- *Sex Offender & Criminal Verification*
- *Home Visit (if selected)*
- *Homeowner Selection Review*
- *Board of Directors Review*

*(If verification is met move to Phase 4)*

### Phase 4 - New Future Homeowner

- *New Future Homeowner Orientation*
- *Start Working Partnership Hours*
- *Home Buyer Education Classes*
- *Begin Saving for Down Payments & Closing Cost*

*(If Partnership Agreement if fulfilled move to Phase 5)*

### Phase 5 - Home Selection

- *Lot Selection*
- *House Plan Selection*
- *Bio*
- *Interior/ Exterior Home Selections*
- *Sales Contract and House Construction*
- *Re-verification of Employment & Credit*
- *Lot Blessing*
- *Schedule Build Date*

*(If Partnership agreement if fulfilled move to Phase 6)*

### Phase 6 - H.O.M.E Purchase

- *Homeowners Insurance*
- *Home Dedication*
- *Pre-Close*
- *Finish Down Payments/Closing Cost*
- *Closing Purchase*
- *Move In*

*(If Partnership agreement if fulfilled close on the home)*