

## Eligibility Requirements

You are eligible for an HRB Community Land Trust home if you meet the following 5 criteria:

### 1. Income requirement:

HRB works to assist those buyers under 80% of the Area Median Income (AMI) for Kitsap County, however a buyer must earn enough to pay the monthly mortgage, taxes, insurance, and other housing costs.

Household Size	80% of AMI	120% of AMI *
1 Person	\$46,300	\$69,384
2 Persons	\$52,900	\$79,296
3 Persons	\$59,500	\$89,208
4 Persons	\$66,100	\$99,120
5 Persons	\$71,400	\$107,050
6 Persons	\$76,700	\$114,979

\*We have a few homes available to those under 120% of AMI. AMI shown here is as of June 2018. AMI changes annually.

### 2. Credit rating:

- You must have a good credit rating showing no significant delinquencies in the past year and no bankruptcy in the past four years.
- HRB will attain a credit report for you including a FICO score. You can look at your credit for free (no score included) at [www.annualcreditreport.com](http://www.annualcreditreport.com).

### 3. Debt:

- HRB requires that your **housing costs are no more than 35% of your monthly income**. Housing costs include principle, interest, taxes, insurance, ground lease fee, repair reserve fee, and homeowner's association fees.
- Your total debt, including housing costs, should be **no more than 38%-40% of your monthly income**. (Debt includes any long-term obligation such as automobile payments, child support, and student loans, and credit card debt).

### 4. Employment or other income:

- You must have proof of steady employment or income for at least two years.
- Sources of income include all wages, overtime and tips; interest and dividends; social security, annuities, pensions; unemployment, disability, alimony and child support; and most forms of public assistance.
- You must demonstrate proof of earnings with tax returns for the past two fiscal years or an employment contract if newly out of school.

### 5. Assets:

- Net Assets after home purchase cannot exceed \$400,000.
- Assets include savings, savings in retirement plans, investments (stocks/bonds/gold, etc.), land, mobile homes, recreational vehicles, boats, art collections, or similar items.
- Not included as assets: Household possessions, cars, or assets from an active business.
- Income will be calculated on assets using actual returns or the HUD Passbook rate and this will be added to the income calculation.

Some lending programs will have smaller asset limits

Exceptions to the Asset policy may be granted in unusual circumstances at the discretion of the Executive Director.