



CLT Homebuyer Eligibility Requirements (2021-22)

You are eligible for an HRB community land trust home if you meet the following five criteria:

1. Income requirement:

HRB works with buyers under 120% 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% AMI | 100% AMI | 120% AMI |
|----------------|----------|-----------|-----------|
| 1 | \$52,750 | \$65,870 | \$79,045 |
| 2 | \$60,250 | \$75,280 | \$90,335 |
| 3 | \$67,800 | \$84,690 | \$101,630 |
| 4 | \$75,300 | \$94,100 | \$112,920 |
| 5 | \$81,350 | \$101,630 | \$121,955 |
| 6 | \$87,350 | \$109,155 | \$130,985 |

100% of AMI is the median income in Kitsap County according to HUD. AMI shown here is as of June 1, 2021. AMI changes annually.

2. Credit rating:

- You must have a credit rating with a **FICO score of 640 or higher** and show no significant delinquencies in the past year and no bankruptcy in the past four years.
- Your CLT mortgage broker will obtain a credit report for you including a FICO score. You can look at your credit for free (no score included) at www.annualcreditreport.com.

3. Debt:

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

4. Employment or other income:

- You must have proof of steady income for at least *two years*, or an employment contract if newly hired.
- Sources of income include all wages, overtime, and tips, self-employment, interest and dividends, social security, annuities, pensions, disability, alimony and child support, and most forms of public assistance.
- You must provide tax returns for the most recent two years and most recent 90 days of income statements.

5. Assets:

- **Total assets at time of closing limited to \$300,000.** Down payment assistance programs may have smaller asset limits.
- 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.
- Exceptions to the asset policy may be granted in unusual circumstances at the discretion of HRB.
- Income will be calculated on assets using actual returns or the HUD Passbook rate and will be added to the income calculation.

For more information, please contact Marta Holt, homeownership program manager, at (206) 842-1909, ext. 10 or marta@housingresourcesbi.org.