

Homeownership Program



Becoming a Habitat Homeowner

Live in Loudoun County: Individuals and families must currently live and have consistently lived in Loudoun County for at least 12 months.

Be a U.S. Citizen or Legal Resident: To qualify for a Loudoun Habitat home, you must provide proof of US citizenship, have a Permanent U.S. Resident Card, or have an Alien Registration Receipt Card with photograph (INS from 1-551 or 1-151).

Need decent, affordable housing: To qualify for the program, individuals and families must have a demonstrated need for better conditions. This includes overcrowding and/or deteriorating conditions, living with family or friends, or renting a substandard house or apartment that is too high for their income level.

Willingness to Partner: Homeownership with Loudoun Habitat is a partnership. Homebuyers will invest sweat equity volunteer hours to purchase a Loudoun Habitat home. Sweat equity is unpaid labor invested by partners, their families and friends through construction work on homes and volunteering in the ReStore.

Ability to Pay: Applicants need to have a steady income and be able pay a mortgage. Use the 2020 Income Guideline chart to qualify your income and household size.

| Income Guidelines | | |
|-------------------|----------------|----------------|
| Household Size | Minimum Income | Maximum Income |
| 1 | \$27,100 | \$54,200 |
| 2 | \$31,000 | \$62,000 |
| 3 | \$34,850 | \$69,700 |
| 4 | \$38,700 | \$77,400 |
| 5 | \$41,800 | \$83,600 |
| 6 | \$44,900 | \$89,800 |
| 7 | \$48,000 | \$96,000 |
| 8 | \$51,100 | \$102,200 |

Updated May 2021

To Learn More...

Visit: loudounhabitat.org

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Loudoun
Habitat
for Humanity®



Steps to Homeownership

1. **Submit an application** - During the open application process (April and October, unless otherwise noted), individuals interested in homeownership may apply.
2. **Homeownership Information Session** - During an open application period, the Loudoun Habitat for Humanity Homeownership Information Session will preview the Habitat homeowner program guidelines and homeowner requirements, present a first time homebuyer self assessment, and provide suggestions for managing finances and credit.
3. **Home Visit** - Once an application has been processed and reviewed, financial eligibility will be determined. If financial eligibility requirements are met, a home visit will be scheduled.
4. **Presentation to Loudoun Habitat Board of Directors** - Following the home visit, if it is established that there is a demonstrated need, a willingness to partner with Loudoun Habitat and the ability to pay a mortgage, the application will be presented to the Loudoun Habitat for Humanity Board of Directors to make the final determination of partnership.
5. **Partnership with Habitat Begins** - After approval by the Board of Directors, applicants will be presented with a Home Buyer Agreement to sign. The Home Buyer Agreement signing marks the beginning of the future homeowners partnership with Loudoun Habitat for Humanity.
6. **Sweat Equity Begins** - Sweat equity can take many forms; construction work on a Loudoun Habitat home, working in the Loudoun Habitat ReStore, participating in homeowner education classes, assisting with administrative duties, or countless other ways of helping out.
7. **Home Search and Selection** - Loudoun Habitat works with future homeowners to select a home in Loudoun County that fits the size and financial needs of the household.
8. **Home Dedication and Closing** - After sweat equity requirements have been met, and all home building and/or home renovations have been completed, the future homeowners are presented the keys to their home during a special dedication ceremony. Following the dedication, a home loan is finalized at a settlement meeting and the family moves into their newly purchased home.

For more information about the Homeownership Program, please visit our website: loudounhabitat.org.