

## Frequently Asked Questions:

1. **How often do you accept housing applications?**  
We currently have one application process per year. This could change depending on how many families qualify and how quickly we can get houses built.
2. **How many houses do you build?**  
Generally 2 homes per year. We hope to increase to 3 per year once Houchens Place is ready for building.
3. **How long does the approval process take?**  
You will be notified if you do not qualify within 30 days of the application deadline. If it appears you qualify, you will be notified within 30 days and be asked for an interview.
4. **What if my credit score is not 640?**  
If you are close to a 640 with good credit trends you may still be approved to take the financial counseling classes.
5. **What in my credit report would cause me to be disqualified?**  
Habitat must go by USDA guidelines when approving potential partner families. Per USDA rules, they will not approve a mortgage application if your credit report includes the following:
  - more than 2 debt payments over 30 days late in the last 12 months
  - A foreclosure completed in the last 36 months
  - An IRS tax lien or other tax liens with no payment arrangements
  - Outstanding collection accounts with irregular payments, no arrangement for repayment, collection accounts that were paid in full in the last 6 months unless applicant had been making regular payments previously
  - Debts written off in the last 36 months, or being considered for debt settlement
  - Outstanding judgments or judgments satisfied less than 12 months
  - Chapter 7 Bankruptcy discharged within last 36 months
  - Chapter 13 successfully completed within the last 12 months
6. **What if I am disqualified based on credit?**  
You may work on your credit score and reapply at the next orientation meeting.
7. **If I qualify, how long will I have to wait before I can own a home?**  
Much of that is determined by you. Most people take at least a year to get their credit to an acceptable level. Once that happens, the wait could be anywhere from 6 months to several years depending on how many people are in line ahead of you. Homes are built on a first qualified, first served basis.

8. **How big are the Habitat homes?**

Habitat homes are typically 3 bedroom, 2 baths. They are one level, and include kitchen, laundry room, living room, front porch, back deck, linen and coat closet. They are approximately 1175 square feet.

9. **Can I decide where I want my home to be?**

Fluvanna Habitat chooses the home site based on land and availability.

10. **How much will a home cost?**

Habitat homes will typically cost about \$125,000, although a home price is not guaranteed until the home is completed and all costs involved are added up.