



# WANTED:

# Renters who would like to be Homeowners

## Why rent when you could buy?

- A big drawback of renting is that landlords can raise your rent payment any time leases are up.
- In the Oklahoma City area, rents went up by 12% in 2021 18% in 2022 and 14.8% in 2023. It slowed in 2024 to 4.7%.
- Mortgages are the most cost-stable housing option.
- With no down payment and no closing costs, the biggest obstacle for many applicants is overcome.

MY HABITAT HOUSE...

**"I want a place for my kids... (and) this is it – our forever home."**

HABITAT HOMEOWNER



MY HABITAT HOUSE IS...

**"Mine! It feels amazing to have my own home..."**

HABITAT HOMEOWNER, AGE 24



## Partner with us to get launched

- It can be difficult to save up cash for a down payment and closing costs.
- Some people live indefinitely in someone else's house.
- Habitat helps people like you get a head start to get out on your own.

## Energy-efficient, well built homes

- Geothermal heating system
- "Best Quality" hail-resistant roof
- Save on utilities with energy-efficient windows and weatherproofing.
- Our houses are built with volunteer labor and donated materials, so they cost less.

MY HABITAT HOUSE IS A...

**"good, sturdy home built to last... I love being part of the Habitat family!"**

HABITAT HOMEOWNER



MY HABITAT HOUSE IS AN **"opportunity to have a beautiful home, a better life and a safe future."**

HABITAT HOMEOWNER

## Get it just the way you like it

- Select from a variety of floor plans to find the one that best suits you.
- Choose from house lots in available locations.
- Pick your favorite colors for carpet, flooring, cabinets and countertops.

# No down payment. No closing costs.

# Apply today!



# QUALIFYING: To become a Habitat Homeowner









Central Oklahoma Habitat for Humanity believes everyone deserves a decent place to live. We partner with qualified individuals and families to help them get a safe, secure home they can be proud of!

## 1. Minimum household income\* must be at least \$49,000 per year.

\*Gross yearly income for all applicants, from all income sources.

## 2. Maximum household income\* by family size does not exceed:

As shown in chart below:

							
1	2	3	4	5	6	7	8
\$50,150	\$57,300	\$64,450	\$71,600	\$77,350	\$83,100	\$88,800	\$94,550

## 3. Must be employed at least one year with current employer

Unless disabled or retired. Must be employed for two years if bonus or overtime income is used to qualify.

## 4. Authorize a background check and credit check

Have a credit score of 600 or above. Individuals in the program are expected to maintain steady employment.

## 5. Not filed for bankruptcy in the last two years

## 6. The potential homeowner cannot currently own a home

Generally for the last 3 years, except in certain mitigating circumstances like a divorce action, or with some lenders..

## 7. No tax liens, unpaid judgements or collections, repossessions or unpaid child support payments

### Required documentation:

- Documentation of U.S. Citizenship or Permanent Resident status
- Must provide latest paystub(s) and social security number(s)
- Must provide two years bank statements
- Must complete the entire application fully and truthfully
- If self-employed, last two years tax returns must be provided
- If a pension, disability or SSI is used as income, the latest award letter must be provided.

### Additional requirements:

- Homeowner must be willing to volunteer 100 hours (aka "sweat equity") on Habitat projects according to ability (construction, ReStore, etc.)
- Attend First-Time Homebuyer education classes, as required.



# Apply today!

5005 S. I-35 Service Rd., Oklahoma City, OK 73129  
405-232-4828 ■ [cofhf.org](http://cofhf.org) ■ [info@cofhf.org](mailto:info@cofhf.org)

