



Habitat
for Humanity®
of Greater Sioux Falls

HOMEOWNERSHIP PROGRAM FAQs

APPLICANTS and OTHER HOUSEHOLD MEMBERS

Applicants and Co-Applicants:

- Must be a U.S. citizen or permanent legal resident.
- Must meet the residency requirement (living or working within the Greater Sioux Falls area for past 12 months).
- Will be subject to a credit check.
- Will be obligated to repay the home loan.
- Will be listed on the deed to the property.
- Will be the homebuyer partner(s) and eventual homeowner(s).
- Must meet the minimum income requirements for their household size.
 - The income of non-applicant household members cannot be included for meeting “ability to pay” requirements, since non-applicant household members are not obligated on the loan.
 - The co-applicant does not need to have an income source, as long as the primary applicant can meet the minimum income requirements for the household size. Habitat combines the applicant and co-applicant income when screening for ability to pay.
- Must sign the partnership agreement with Habitat.
- Must fulfill all obligations of partnership with Habitat, including sweat equity and homebuyer education.
- Must maintain or improve their financial situation throughout their partnership with Habitat.

Spouses:

- Must be listed on the application, either as a co-applicant or as a household member, unless divorce is in process.
 - If a divorce is in process, the divorce must be finalized within the application processing timeline. Habitat cannot recommend an applicant to the board for approval unless the final divorce decree has been received.
- Per SD law, both spouses must sign the mortgage documents, even if only one spouse is applying for the loan.
- Habitat policy requires both spouses to review, sign, and agree to the obligations of the Habitat partnership agreement, since both spouses have an interest in the property. The non-applicant spouse may attend homebuyer education classes but is not required to attend.
- Married couples can only receive 50 donated hours toward the sweat equity requirement, even if only one spouse is applying for the loan. Single (unmarried) applicants can receive 125 donated hours.

Household Members (non-applicants):

- Do not need to be a U.S. citizen or permanent legal resident.
- Do not need to be living or working in the Greater Sioux Falls area for the past 12 months.
- Will not undergo a credit check.
- Will not be named on the deed to the property.
- Will not be obligated on the loan, other than as listed in the “Spouses” paragraph above.
- Will not be in partnership with Habitat, unless they are the spouse of the applicant.
- Children under 18 can be listed as household members **only if** the applicant, co-applicant, or another adult who resides in the household is the parent, legal guardian, or legal custodian of the child, with the legal authority to make decisions on behalf of the child.
- 14 and older can contribute to earning sweat equity hours for the household.
- 18 or older must be willing to consent to a criminal background check.
- 21 or older must submit required documentation, per the required documentation checklist.

Questions? Contact Homeowner Services at 605-274-6290 or apply@siouxfallshabitat.org.