



FREQUENTLY ASKED QUESTIONS

➤ **How can Chaffee Housing Trust (CHT) make homes affordable?**

As a nonprofit developer, the CHT builds homes by borrowing construction funds and applying for grants to bring the cost of the home down so that households earning less than 100% of Area Median Income (AMI) can afford to buy and build equity for their families. The CHT bridges the gap between the cost to build and the sales price to qualified low-income households by bringing grant funds as well as public and private donations.

➤ **What is my gross income?**

Gross income is considered the amount, before any payroll deductions, of base wages and salaries, overtime pay, commissions, fees, tips, bonuses, housing allowances, and other compensation for personal services. Income from public assistance such as child support, social security, disability, alimony, etc. is also considered part of your gross income.

➤ **Who is considered part of my household?**

Anyone that will be living in the property. This includes roommates who may not be on title to the home. Children who will be living in the home at least 50% of the time, are included in the household.

➤ **Do you consider assets and are there any limits?**

A small portion of your assets may be considered part of your income. Applicants can have up to \$25,000 in liquid assets at the time of closing. Liquid assets are considered cash, or assets that can be converted to cash easily (e.g., savings or checking accounts, certificates of deposit, stocks and bonds, etc.). Liquid assets do not include retirement funds (e.g., pension, 401(k), IRA, etc.). If you have over \$25,000, you are welcome to talk with us about getting an exception. Exceptions requests are reviewed for approval or denial.

➤ **What if I don't know if I qualify for a fixed rate mortgage loan?**

Chaffee Housing Trust will work with you to help you determine your eligibility for a mortgage loan. If you don't qualify after reviewing your information, CHT will guide you on best practices to help you address any debt and/or credit issues you may have. Our goal is to help you be ready for homeownership.

➤ **How do I confirm I am eligible to purchase a home via CHT?**

An applicant secures their place on the wait-list once they have a loan qualification, eligibility or approval letter from a qualified lender quantifying the maximum loan amount, interest rate, term, etc. Once on the wait-list, applicants will have the option to buy the next available home, or opt out and remain on the list in ranked order of first-come-first-served.

➤ **Which lenders may I use?**

CHT works with the following lenders:

- USDA Rural Development 502 Direct Loan Program
- High Country Bank – Chaffee Housing Trust Loan Program

➤ **Can I use a CHT Home for business or rental purposes?**

No, CHT homeowners must be the primary residents.

➤ **What is included in my monthly housing payment?**

Your monthly housing payment will include your home mortgage principal & interest, taxes & insurance, \$25/month ground lease fee and any HOA fees that may apply to your home.

