



Permanent Affordability Homebuyer Resources

STEWARDSHIP

Your Habitat home has been built thanks to your hard work and the generosity of the community. Thanks to this generosity, you have purchased your home for an affordable price, well below what it would cost on the open market.

A Permanent Affordability (PA) Agreement (either a Ground Lease or Deed Restriction) protects your home's affordability for the long-term. That way, the initial community investment is recycled over and over with each sale and purchase of the home. You and Habitat enter into the PA Agreement as joint "stewards" of this resource: an affordable home.

The four goals of Stewardship:

1. PROMOTE your success as a homeowner.
2. PROTECT the affordability of homes built thanks to the community.
3. PRESERVE the quality and condition of homes for future generations.
4. PREVENT the loss of the community's investment and your financial return, especially to foreclosure.

LIST OF TOPICS MOST COMMON TO STEWARDSHIP MONITORING

Below are some things that Habitat and you are responsible for, in order to be great stewards of your home. That way, the resource of affordable homeownership continues. Remember that you are responsible for remaining familiar with all aspects of your PA Agreement. Here are a few things to pay special attention to:

1. Home Maintenance

Home maintenance is your responsibility. If Habitat becomes aware of a home that is being used in a way that could cause harm to others, create a public nuisance, and/or is out of compliance with the PA Agreement or any HOA or other Community Guidelines, we will work with you to identify resources to remedy the violation and bring things back into compliance.

2. Homeowner's Insurance Requirement

Please let Habitat know of any change to your Homeowner insurance policy. The policy must remain in compliance with Homeowner and Liability Insurance in the amount specified in your PA Agreement. A certificate of insurance must be delivered to Habitat each year to show the required insurance has been obtained.

3. Fees and Taxes

Your timely payment of all required fees and property taxes is important. If Habitat becomes aware of delinquent fees or tax payments, we will work with you to identify resources to remedy the violation. Please contact us immediately if you anticipate any difficulty with fee payment.

4. Home Occupancy

You are required to live in your home as your primary residence for at least 9 months of the year. Habitat will ask for proof of occupancy, which may include a visit with you inside your home, any time we become concerned you may not be living in your home.

5. Transfer of the Home

The transfer of the home to a relative or household member who is living there as their primary residence may be allowed with certain restrictions, as outlined in your PA Agreement. Please contact Habitat to discuss this option.

6. Refinancing

If you are considering refinancing your home, please review your PA Agreement and contact Habitat prior to taking action. Written permission by Habitat is required.

7. Replacement Reserve Fund

Repair or replacement funds may be used according to your PA Agreement for any significant required repair or replacement of the roof, siding, windows, exterior painting or similar features of the Home. Please contact Habitat, if you are considering using repair funds, prior to beginning a qualified project.

As noted in your PA Agreement, the Replacement Reserve Fund is intended for, and shall remain with, the Home and not the Homeowner. In the event the Home is sold or transferred by the Homeowner, the unused Replacement Reserve funds will be retained in the fund by Habitat for future maintenance and repair needs to the Home. It is the Homeowner's responsibility to fund, from your own resources, all required maintenance and repair needs of the Home that are not, or cannot be, covered by the Replacement Reserve funds held by Habitat.

8. Capital Improvements and Selling Your Home

Before considering making any improvements to your home, please review your PA Agreement regarding Capital Improvements, Transfer of the Home, and Construction. Please contact Habitat for permission prior to any construction on the home, as required by your PA Agreement.

It is important to regularly familiarize yourself with the PA Agreement restrictions regarding the sale of your home, including the resale formula price, required repairs, the lease cancellation fee, income-qualification buyer restrictions, and notice of intent-to-sell.

THANK YOU FOR YOUR PARTNERSHIP

Your PA Agreement is important to read and reference frequently before making big house decisions. Habitat is always interested in talking to homeowners with questions about things we can do to improve the experience of being a Habitat homeowner.

