



We build strength, stability, self-reliance *and* shelter.

## Habitat for Humanity of Orange County, NC - Repair Loan

Thank you for your interest in Habitat for Humanity of Orange County, NC’s Repair Loan Program. Habitat knows that repairs are needed to keep your home a safe and comfortable place to live. These repairs can be quite costly, which is why Habitat offers our homeowners a 0% interest loan to use for home repairs. In addition, Habitat is available to complete the repairs or use one of our outside contractors to complete work.

### The Nature of Repairs

It is important to define what repairs Habitat is willing to fund through our Repair Loan Program. Projects that significantly impact the quality of life of the residents of the home will be considered for the program.

Projects eligible for a Habitat Repair Loan	Projects <i>not</i> eligible for a Habitat Repair Loan:
<ul style="list-style-type: none"> <li>- Roof repair</li> <li>- AC unit replacement</li> <li>- Water heater replacement</li> <li>- Update front or back porches</li> <li>- Accessibility ramps</li> </ul>	<ul style="list-style-type: none"> <li>- Patching drywall</li> <li>- Stain porches</li> <li>- Replace light fixtures</li> </ul>

### Repair Loan Requirements

Habitat has several requirements to be approved for the Repair Loan. Below are the requirements for being approved for the Repair Loan:

1. Below 80% of the Area Median Income
2. Mortgage is in good standing
3. Property taxes are paid
4. Appropriate income to pay back the loan
5. All other Repair Loans have been paid in full

### Repair Process

1. Complete the Repairs Loan Application and return with the required documents.
2. If approved, Habitat staff will meet you at your home to do an assessment of your project.

**Habitat for Humanity of Orange County**  
 88 Vilcom Center Drive, Suite L110, Chapel Hill, NC 27514  
 (919) 932-7077 | info@orangehabitat.org | orangehabitat.org



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3. Habitat will provide an estimate of the cost of the project and will meet with the homeowner to review it. Payment plan options will be discussed, and the homeowner will sign an intent to proceed.
4. Habitat will complete the project.
5. Habitat will create a promissory note for repayment of the total cost of the repair.
6. The homeowner will sign the promissory note and begin paying on the Repair Loan.

#### Repair Loan Default

There are several consequences if the Repair Loan is not repaid. First, the Habitat homeowner will not be eligible for another Repair Loan until the original loan is paid, and past poor payment history may be considered in the decision. Second, if there is a balance still owed to Habitat when the house is sold, Habitat will receive the past due amount of the Repair Loan from the equity and shared-appreciation of the home. In addition, if there is a balance still owed on the Repair Loan when the first mortgage is paid off, Habitat will hold the Loan Satisfaction documentation until the Repair Loan has been paid.

If you have questions about this process then please feel free to email us at [homeownerservices@orangehabitat.org](mailto:homeownerservices@orangehabitat.org). Please return this application along with the required documents to our offices to begin the repair process.



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## Home Repair Application

Name (Homeowner)	
Address	
Phone Number	
Email	
Date	

Name and age of occupants living in the house.

Name	Age

Total monthly gross household income (pre-tax): \$ \_\_\_\_\_

Please describe the requested repairs in as much detail as possible. Please include how the repair will impact your household.



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Housing Information

Legal Owners (names on the deed):	
Year of Purchase:	
Monthly Payment:	

Annual Income

Source	Applicant	Co-Applicant	Other household members 18 or older	Total
Salary				
Social Security, Pensions, or Retirement				
Unemployment Benefits				
Workers Compensation				
Alimony, Child Support				
Welfare Payments				
Other:				
Other:				
			Total	

\*\*\*Please provide the following documents to verify each source of income\*\*\*

- Current pay stubs for the salary represented above
- Award letters for SSI, pension, retirement, unemployment, worker’s compensation, or Welfare payments
- Child support or alimony records from the past year
- Your most recent bank statement(s)

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Liabilities

Source	Total Owed \$	Monthly Payment \$
Car		
Utilities		
Car Insurance		
Health Insurance		
Credit Cards/Loans		
Other:		
Other:		

Signature:

\_\_\_\_\_

Applicant

\_\_\_\_\_

Date

\_\_\_\_\_

Co-Applicant

\_\_\_\_\_

Date

Habitat will reach out to you once your application is complete to begin the Repair Loan process. Should you have any questions before then you can email us at [homeownerservices@orangehabitat.org](mailto:homeownerservices@orangehabitat.org).

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