



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

Home Emergency Loan Program

Thank you for your interest in Habitat for Humanity of Orange County, NC’s Home Emergency 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

Only urgent critical repairs, conditions posing imminent threats to the homeowner’s life, health, and/or safety and requiring immediate action or attention, are eligible for the loan program.

Repairs eligible for loan program	Repairs <i>not</i> eligible for loan program
Critical Repairs <ul style="list-style-type: none"> - Roof repair/replacement - HVAC repair/replacement - Sewer and septic system repairs - Water heater replacement Accessibility Modifications <ul style="list-style-type: none"> - Bathroom Modifications - Repairs or modifications related to safety entering and exiting the home (porch repairs, entry stairs, ramps) 	<ul style="list-style-type: none"> - Non-Urgent Critical Repairs such as patching drywall, stain porches, replace light fixtures, etc.

Repair Loan Information

Below are the requirements for being approved for the Repair Loan:

1. Be an Orange Habitat Homeowner
2. Household income is below 80% of the Area Median Income
3. Mortgage is in good standing
4. Property taxes are paid



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Terms of the Loan

1. 0% interest
2. If the homeowner's income is between 30% and 80% Area Median Income,
 - a. Monthly payment of 5% of your gross monthly income
 - b. Loan must be paid within 10 years
3. If the homeowner's income is under 30% Area Median Income,
 - a. Deferred loan with no monthly payment
 - b. If the home is sold, the loan must be paid in full from the proceeds of the home sale

Repair Process

1. Complete the 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
3. Habitat will provide an estimate of the cost of the repairs and will meet with the homeowner to review the loan
4. Homeowner will sign the agreement, including the promissory note
5. Habitat will complete the project
6. Homeowner will sign an updated agreement and promissory note with the final repair cost, if applicable
7. Homeowner will begin paying on the loan

Repair Loan Default

Occasionally homeowners will have another emergency and need to apply for another loan. In this situation Habitat will review the homeowner's payment history of the previous loan. The homeowner must have consistent payment to be considered for another loan. Additionally, the total loan amount between the previous and new loan cannot exceed the amount the homeowner can pay off in ten years at 5% of their gross monthly income.

If there is a balance still owed to Habitat when the house is sold, Habitat will receive the past due amount of the loan from the sale of the home. In addition, if there is a balance still owed on the loan when the first mortgage is paid off, Habitat will hold the Loan Satisfaction documentation until the loan has been paid.

If you have questions about this process, please feel free to email us at homeownerservices@orangehabitat.org.

Habitat for Humanity of Orange County, NC
88 Vilcom Center Drive, Suite L110, Chapel Hill, NC 27514
(919) 932-7077 ext 236 | homeownerservices@orangehabitat.org | orangehabitat.org



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Home Emergency Loan Program Application

Name (Homeowner)	
Date	
Address	
Phone Number	
Email	
Date of Birth	
Race	
Gender	

Name and age of ALL occupants living in the house

Name	Age

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



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Annual Gross (Pre-Tax) Income

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

Please provide the following documents to verify each source of income

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

Signature:

Applicant

Date

Co-Applicant

Date

Please return this application by email to homeownerservices@orangehabitat.org or in person or by mail to our office 88 Vilcom Center Drive Suite L110, Chapel Hill, NC 27514.