



Home Purchase Program Income Guidelines | *Effective 7/1/2026*

MONTHLY INCOME BASIS

Family Size	Minimum Gross Income				Maximum Gross Income	
	1-Story Home		2-Story Home*			
	3 bedroom	4 bedroom	3 bedroom	4 bedroom	3 bedroom	4 bedroom
1 person	\$3,600	Not eligible	\$4,200	Not eligible	\$5,500	Not eligible
2 people	\$3,600	Not eligible	\$4,200	Not eligible	\$6,285	Not eligible
3 people	\$3,600	Not eligible	\$4,200	Not eligible	\$7,070	Not eligible
4 people**	\$3,600	\$3,700	\$4,200	\$4,300	\$7,855	
5 people**	\$4,075	\$4,175	\$4,675	\$4,775	\$8,485	
6 people**	\$4,550	\$4,650	\$5,150	\$5,250	\$9,115	
7 people	Not eligible	\$5,125	Not eligible	\$5,725	Not eligible	\$9,740
8 people	Not eligible	\$5,600	Not eligible	\$6,200	Not eligible	\$10,370

ANNUAL INCOME BASIS

Family Size	Minimum Gross Income				Maximum Gross Income	
	1-Story Home		2-Story Home*			
	3 bedroom	4 bedroom	3 bedroom	4 bedroom	3 bedroom	4 bedroom
1 person	\$43,200	Not eligible	\$50,400	Not eligible	\$66,000	Not eligible
2 people	\$43,200	Not eligible	\$50,400	Not eligible	\$75,420	Not eligible
3 people	\$43,200	Not eligible	\$50,400	Not eligible	\$84,840	Not eligible
4 people**	\$43,200	\$44,400	\$50,400	\$51,600	\$94,260	
5 people**	\$48,900	\$50,100	\$56,100	\$57,300	\$101,820	
6 people**	\$54,600	\$55,800	\$61,800	\$63,000	\$109,380	
7 people	Not eligible	\$61,500	Not eligible	\$68,700	Not eligible	\$116,880
8 people	Not eligible	\$67,200	Not eligible	\$74,400	Not eligible	\$124,440

Occupancy Payments

1-story (3 bedroom) – \$900 per month
 1-story (4 bedroom) – \$925 per month
 2-story (3 bedroom) - \$1050 per month
 2-story (4 bedroom) - \$1075 per month

Good Faith Deposit

\$800

Please note:

*2-Story Single Family Homes are limited in availability.

** Bedroom size depends on total number of household members & household make up.

-Houses with mandatory Homeowner Association (HOA) Fees may require a higher minimum income to qualify.

-Total Mortgage payment at closing is subject to change dependent on taxes and insurance.

-These guidelines are updated annually and are subject to change as necessary.