

Homebuyer Program



Qualifications of Homeownership

You must have lived in Horry County for the last 12 months

You must be an American citizen or legal resident.

Your household income must fall between 35% - 80% of the median level income for Horry County

Your family's annual gross income (before taxes) must be between the minimum and maximum income listed for your family size (see table below).

Three Main Criteria for Homebuyer Selection

NEED for simple, decent and affordable housing, as defined by one or more of the following:

- Substandard living conditions
- Unsafe living environment
- Cost Burdened
- Overcrowded (adult and child or more than two children share a bedroom, or two children of the opposite sex share a bedroom)
- Government Subsidized Housing

ABILITY TO PAY an affordable mortgage:

- No more than \$2,000 in bad debts or debts in collections
- Habitat homes require a small down payment of \$2,000 which covers a portion of the closing costs
- Credit score and debt to income ratio will be considered
- 2 years of consistent work history

WILLINGNESS TO PARTNER with HFH of Horry County

- Complete a minimum of 180 hours of "sweat equity" - time instead of cash - on your home, other Habitat homes, our ReStore and other approved types of Community Service.
- Media coverage is critical to securing funding needed for future Habitat homes. Families must be willing to embrace and participate with all forms of media. An example of this may be having an article written about your family for a newspaper, or giving an interview to a member of the television media.

| Family Size | Minimum Gross Annual Income | Maximum Gross Annual Income |
|-------------|-----------------------------|-----------------------------|
| 1 | \$19,490 | \$44,550 |
| 2 | \$22,274 | \$50,900 |
| 3 | \$25,058 | \$57,250 |
| 4 | \$27,842 | \$63,600 |
| 5 | \$30,070 | \$68,700 |
| 6 | \$32,297 | \$73,800 |
| 7 | \$34,525 | \$78,900 |
| 8 | \$36,752 | \$84,000 |

Guidelines are based on HUD's 2024 housing income guidelines for Horry County and are subject to change.



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Seeking to put God's love into action, Habitat for Humanity of Horry County brings people together to build homes, communities, and hope.

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