

**WHO IS ELIGIBLE TO BUY A LEGACY HOME?**

Eligibility is based on adjusted gross income and household size. Priority may be given to those working in Whitefish and households with incomes most closely matching the prices of available units. Eligible applicants will still need to meet the criteria of a financial lending institution for purchasing. *To Determine Eligibility:*

**Step 1** List the number of adults and children (all household members) that will occupy a Legacy Home

**Step 2** Determine each household member’s income by using the Adjusted Gross Income from your 1040 Federal Tax Return and add together to determine total household income

**Step 3** Review the chart below and determine whether total household income is greater or less than the income of a family of the same size earning up to 120% AMI but not to exceed 150% of Area Median Income (AMI) for ownership.

**Step 4** Legacy Homes for purchase are priced for those households earning between 80% - 120% AMI. Rentals are priced for those households earning between 60% - 80% AMI. All other households, please see other programs offered through the Whitefish Housing Authority.

AREA MEDIAN INCOME (AMI) FOR 2019*				
	1 Person	2 People	3 People	4 People
60%	\$29,280	\$33,420	\$37,620	\$41,760
70%	\$34,160	\$38,990	\$43,890	\$48,720
80%	\$39,040	\$44,560	\$50,160	\$55,680
100%	\$48,800	\$55,700	\$62,700	\$69,600
120%	\$58,560	\$66,840	\$75,240	\$83,520
150%	\$73,200	\$83,550	\$94,050	\$104,400

\*AMI is updated annually by U.S. Department of Housing and Urban Development; these numbers will change accordingly.

**HOW MUCH WILL IT COST TO BUY A LEGACY HOME?**

OWNERSHIP PRICING (2019 AMI)*		
# BEDROOMS	AVERAGE (100% AMI)	RANGE (80 - 120% AMI)
1	\$193,734	\$154,987 - \$232,481
2	\$219,503	\$175,603 - \$263,404
3	\$245,273	\$196,218 - \$294,327

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