## FROM SOUTH BURLINGTON, BUT PRICING IS BASED **ON ENTIRE BURLINGTON-SOUTH BURLINGTON MSA**

Maximum rent and purchase price affordability thresholds by income level and household size, 2019

ONE TWO		ОLD ВҮ Н(	INCOME THRESHOLD BY HOUSEHOLD SIZE*	D SIZE*	MAX GR (INCI	OSS REN LUDING U	MAX GROSS RENT AFFORDABLE (INCLUDING UTILITIES)****	DABLE	MAX PI AFF	MAX PURCHASE PRICE AFFORDABLE**	PRICE
	Z	THREE	FOUR			1 BDDM	2 RDDM	3 RDDM	1 BDDM	2 RDDM	3 RIDM
19,250 22.			27,500	30,170	481	515	618	720	68,500	82,000	96,500
32,100 36,	650	41,250	45,800	49,500	802	859	1,031	1,191	115,000	139,500	161,500
38,500 44,	000	49,500	55,000	60,340	962	1.031	1.237	1,441	139,500	167,500	196,000
44,925 51,	325	57,750	64,150	69,770	1,123	1,203	1,443	1,674	163,000	196,500	228,000
48,138 54,	988	61,875	68,725	74,485	1,203		1,546	1,790	174,500	210,500	244,500
51,350 58,	650	66,000	73,300	79,200	1,283	1,375	1,650	1,906	186,500	224,500	260,500
64,200 73,	300	82,500	91,600	99,000	1,605	1,718	2,062	2,382	234,000	281,500	325,500
77,000 88,	000	000'66	110,000	120,680	1,925	2,062	2,475	2,883	281,500	338,000	394,000
00007077	250 22 500 36 925 51 138 54 138 54 350 58 350 73 200 73	250 22,000 500 36,650 925 51,325 138 54,988 350 58,650 200 73,300 000 88,000	250 22,000 24,750   100 36,650 41,250   500 44,000 49,500   925 51,325 57,750   138 54,988 61,875   350 58,650 66,000   200 73,300 82,500   000 88,000 99,000	250 22,000 24,750 27,500   100 36,650 41,250 45,800   500 44,000 49,500 55,000   925 51,325 57,750 64,150   138 54,988 61,875 68,75   350 58,650 66,000 73,300   200 73,300 82,500 91,600   000 88,000 99,000 110,000	250 22,000 24,750 27,500 30,170   100 36,650 41,250 45,800 49,500   500 44,000 49,500 56,000 60,340   925 51,325 57,750 64,150 69,770   138 54,988 61,875 68,725 74,485   350 58,650 66,000 73,300 79,200   200 73,300 82,500 99,000 99,000   200 88,000 99,000 110,000 120,680	250 22,000 24,500 27,500 30,170 481   100 36,650 41,250 45,800 49,500 802   500 44,000 49,500 56,000 60,340 962   925 51,325 57,750 64,150 68,770 1,123   350 58,650 66,000 73,300 79,200 1,283   200 73,300 73,300 79,200 1,283   200 73,300 82,500 91,600 1,283   200 73,300 73,300 79,200 1,283   200 88,000 99,000 110,000 1,900 1,905	250 22,000 24,50 27,500 30,170 481 515   100 36,650 41,250 45,800 49,500 802 859   500 44,000 49,500 56,000 60,340 962 1,031   925 51,325 57,750 64,150 68,770 1,123 1,203   138 54,988 61,875 68,725 74,485 1,203 1,289   350 58,650 66,000 73,300 79,200 1,283 1,375   200 88,000 99,000 11,0,000 16,000 1,289 1,718   200 88,000 99,000 11,0,000 1,000 1,025 2,062	250 22,000 24,750 27,500 30,170 481 515 618   100 36,650 41,250 45,800 49,500 802 859 1,031   500 44,000 49,500 55,000 60,340 962 1,031 1,237   925 51,325 57,750 64,150 68,770 1,123 1,203 1,443   138 54,988 61,875 68,725 74,485 1,203 1,443   350 58,650 66,000 73,300 79,200 1,805 1,546   200 73,300 82,500 91,600 99,000 1,605 1,718 2,062   200 88,000 99,000 10,000 120,680 1,925 2,062 2,475	250 22,000 24,750 27,500 30,170 481 515 618 720   100 36,650 41,250 45,800 49,500 802 859 1,031 1,191   500 44,000 49,500 55,000 60,340 962 1,031 1,191   925 51,325 57,750 64,150 60,340 962 1,031 1,237 1,441   925 51,325 61,875 68,725 74,485 1,203 1,546 1,790   350 58,650 66,000 73,300 79,200 1,805 1,546 1,790   300 73,300 79,200 1,203 1,375 1,650 1,906   200 73,300 79,000 1,805 1,718 2,062 2,872 2,382   200 82,500 91,600 19,026 1,925 2,062 2,475 2,883   200 88,000 99,000 1,026,80 1,925 2,062 2,475	250 22,000 24,750 27,500 30,170 481 515 618 720 68,500   100 36,650 41,250 45,800 49,500 60,340 829 1,031 1,191 115,000   500 44,000 49,500 55,000 60,340 962 1,031 1,237 1,441 139,500   925 51,325 57,750 64,150 60,340 962 1,031 1,237 1,441 139,500   925 51,325 51,326 64,150 69,770 1,123 1,203 1,443 1,674 163,000   350 58,650 66,000 73,300 79,200 1,283 1,375 1,650 1,746 1730 174,500   350 58,650 66,000 73,300 79,200 1,028 1,375 1,650 1,906 186,500   200 73,300 82,500 91,600 1,020 1,026 2,382 234,000   201 73,300	22,000 24,750 27,500 30,170 481 515 618 720 68,500   36,650 41,250 45,800 49,500 60,340 962 1,031 1,191 115,000   44,000 49,500 55,000 60,340 962 1,031 1,237 1,441 139,500   51,325 57,750 64,150 69,770 1,123 1,203 1,443 1674 163,000   54,988 61,875 68,725 74,485 1,203 1,443 1,674 163,000   54,988 61,875 68,725 74,485 1,203 1,443 1,674 163,000   58,650 66,000 73,300 79,200 1,203 1,375 1,650 1746 1746   73,300 82,500 91,600 1,605 1,833 284,500 186,500   73,300 82,500 1,203 1,203 1,375 1,650 1,865 174,500   73,300 82,500 1,005 <

Maximum gross rent and purchase prices affordable are based on HUD guidance stipulating that homes have at least 1 bedroom for every 1.5 people in the bedroom home are based on the median income of a 3-person household (i.e. 2 bedrooms x 1.5 people/bedroom = 3-person household). For a 3 bedroom threshold should be multiplied by an additional 8% for each person beyond 4. For ex., the threshold for an 8-person household is 32% (4 additional people home, the rent and price are based on the average of the median incomes of a 4 and 5 person household. For larger households, the 4-person income household. This means that the affordable rent and purchase price of a 1 bedroom home are based on the average of the median incomes of 1 person household and of a 2 person household as a proxy for the median income of a "1.5 person household". The affordable rent and purchase price for a 2 Income levels shown are based on HUD estimated median income for 4-person households and on HUD adjustment factors for other household sizes. 8%) multiplied by the relevant 4-person income threshold.

\*\*Purchase price affordable assumes 5% downpayment, average VT insurance, taxes and interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for principal and interest payment, taxes and insurance). To adjust for all or a portion of mandatory condo or HOA fees, reduce the Max Purchase Price Affordable by monthly fee amount times 140.

In 2018, Addison, Bennington, Caledonia, Essex, Lamoille, Orange, Orleans, Rutland, Washington, Windham and Windsor counties all had median income \*\*\*In counties with median income estimates lower than for the entire state, Vermont Chapter 117 recommends the use of the median for the entire state. estimates lower than the \$79,500 median statewide.

\*\*\*\*Consult the manager or developer for utility cost estimates of specific rental units. Alternatively, utitlity allowances linked on this page can help estimate utility costs

qualification or approval of any loan by any lender, including lenders under the VHFA mortgage programs. This is not a disclosure nor an offer of credit and Dislaimer: This table is provided for information purposes only. The estimates do not constitute in any way any pre-qualification, evaluation of loan amount, no guarantees are implied. Your actual loan amount and payments may vary. The managers of this web site assume no responsibility for any errors, omissions or calculations made with this table.

For actual loan and payment amounts, please contact a lender in your local area. Visit VHFA's website at http://www.vhfa.org/homebuyers/lenders for a list of lenders offering VHFA affordable home mortgage products.

Based on HUD median income estimates for 2019 (https://www.huduser.gov/portal/datasets/il.html) Source: