

HOMES FOR IOWA HOMEOWNER FACT SHEET

Thanks for contacting us about the Homes for Iowa Program. This new program can help you access a new quality home within this area. The program is customizable to your individual needs. We are here to help you with the desired level of services to access one of these homes. We will explain everything needed. Our goal is to help you and the community complete the process to add a quality affordable home!

This is a 3 bedroom, 2 bath, main floor laundry room, and 24'X50' home - 1200 square feet one level home. The household income limit to qualify for a home is \$100,000. No rental projects are accepted. This is a solid stick built home with 2X6 walls, engineered trusses, solid wood cabinets, vinyl siding, and quality components.

Items Required of All Applicants

Check Off	Required Item
	Signed purchase agreement or ownership of lot for home. Lot must be outside of a 100-year floodplain.
	Zoning approval for the lot and site plan. County sanitarian approval if rural lot.
	Pre-approval of construction loan approved by financial institution.
	Proof on household income – annual household income must be less than \$100,000. Most recent tax return and current pay stubs required.
	Pre-approval for permanent loan approved by financial institution.

After the above is completed we will work with your on the order process for the home from Homes for Iowa. The following choices can be made on the home – house orientation (right front door, left front door, narrow lot, or wide lot), siding color, and any basement plans. At this time you will enter into a contract with Homes for Iowa on a home.

The following items are needed with each home. An average estimated cost is listed on the following pages (2019 estimates only). Each site is different, so the cost will change based upon the needs with each location. In short, the costs below are just estimates. The costs for your site will need to be determined. Region 6 Resource Partners staff can coordinate all of these services for a flat fee or you can arrange these needed services.

Required On-site Items

Check Off	Average Estimated Cost	Materials Only – homeowner provided labor	On-Site Construction Item
	\$18,000	\$18,000	Block or poured foundation with 1 egress window, and basement floor.
	\$15,000	\$12,000	Basement excavation, backfill, rough grading, and possible basement dirt hauling.
	\$1,500	\$750	Fabricate basement stairs.
	\$1,500	\$750	Fabricate center wall through the basement.
	\$1,500	\$750	Fabricate front steps.
	\$10,000	\$2,000	Trench in water and sewer lines from front property into the basement, and connect the home.
	\$4,500	\$2,500	Home 1 st level flooring – carpet and sheet vinyl.
	\$2,000	\$500	Heating and air conditioning systems connections and setup.
	\$1,500	\$500	Electrical connection into home from power company electrical meter
	\$6,500	\$3,250	Concrete driveways and sidewalks.
	\$5,000	\$5,000	Region 6 Resource Partners on-site construction supervision, bidding, and coordination. Could be eliminated if homeowner will perform this function.
	\$1,200	\$300	Dumpster and builders risk insurance.
	\$500	\$0	Property survey – determine lot lines.
			City or County permit fees. Variable depending upon location.
	\$68,700	\$46,300	Total estimated - \$63,200 without R6 fee.

Optional On-site Items

Check Off	Average Estimated Cost	Materials Only – homeowner provided labor	On-Site Item
	\$2,000	\$2,000	Deduct for crawl space
	\$2,500	\$0	Home appliances
	\$25,000	\$12,500	Fabricate double garage – detached garage may be cheaper.
			Sales Tax
	\$27,500	\$12,500	

Itemized Total Cost Sheet

Item	Estimated Average	Materials Only – homeowner provided labor	Your Cost
Homes for Iowa Structure	\$75,000	\$75,000	
Home Lot (variable)			
Required On-Site Items	\$68,700	\$46,300	
Optional On-Site Items	\$27,500	\$12,500	
TOTAL	\$171,200	\$133,800	

If desired, we can arrange a home tour at the construction site - Newton Correctional Facility.

Contact person with any questions:

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We are here to help you complete this process and access your new home!