

2012 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)

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Household size											
	30%	50%	60%	HUD LOW INCOME	TRUE 80%	100%	110%	120%	125%	140%	160%
1 person	\$18,900	\$31,450	\$37,740	\$45,500	\$50,320	\$62,900	\$69,190	\$75,480	\$78,625	\$88,060	\$100,640
1.5 person	\$20,250	\$33,700	\$40,440	\$48,750	\$53,920	\$67,400	\$74,140	\$80,880	\$84,250	\$94,360	\$107,840
2 person	\$21,600	\$35,950	\$43,140	\$52,000	\$57,520	\$71,900	\$79,090	\$86,280	\$89,875	\$100,660	\$115,040
3 person	\$24,300	\$40,450	\$48,540	\$58,500	\$64,720	\$80,900	\$88,990	\$97,080	\$101,125	\$113,260	\$129,440
4 person	\$26,950	\$44,900	\$53,880	\$65,000	\$71,840	\$89,800	\$98,780	\$107,760	\$112,250	\$125,720	\$143,680
4.5 person	\$28,050	\$46,700	\$56,040	\$67,600	\$74,720	\$93,400	\$102,740	\$112,080	\$116,750	\$130,760	\$149,440
5 person	\$29,150	\$48,500	\$58,200	\$70,200	\$77,600	\$97,000	\$106,700	\$116,400	\$121,250	\$135,800	\$155,200
6 person	\$31,300	\$52,100	\$62,520	\$75,400	\$83,360	\$104,200	\$114,620	\$125,040	\$130,250	\$145,880	\$166,720
7 person	\$33,450	\$55,700	\$66,840	\$80,600	\$89,120	\$111,400	\$122,540	\$133,680	\$139,250	\$155,960	\$178,240
8 person	\$35,600	\$59,300	\$71,160	\$85,800	\$94,880	\$118,600	\$130,460	\$142,320	\$148,250	\$166,040	\$189,760

MAXIMUM AFFORDABLE MONTHLY RENT (including utilities)

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	30%	50%	60%	HUD LOW INCOME	TRUE 80%	100%	110%	120%	125%	140%	160%
Studio (1 person)	\$472.50	\$786.25	\$943.50	\$1,137.50	\$1,258.00	\$1,572.50	\$1,729.75	\$1,887.00	\$1,965.63	\$2,201.50	\$2,516.00
1 bed (1.5 person)	\$506.25	\$842.50	\$1,011.00	\$1,218.75	\$1,348.00	\$1,685.00	\$1,853.50	\$2,022.00	\$2,106.25	\$2,359.00	\$2,696.00
2 bed (3 person)	\$607.50	\$1,011.25	\$1,213.50	\$1,462.50	\$1,618.00	\$2,022.50	\$2,224.75	\$2,427.00	\$2,528.13	\$2,831.50	\$3,236.00
3 bed (4.5 person)	\$701.25	\$1,167.50	\$1,401.00	\$1,690.00	\$1,868.00	\$2,335.00	\$2,568.50	\$2,802.00	\$2,918.75	\$3,269.00	\$3,736.00
4 bed (6 person)	\$782.50	\$1,302.50	\$1,563.00	\$1,885.00	\$2,084.00	\$2,605.00	\$2,865.50	\$3,126.00	\$3,256.25	\$3,647.00	\$4,168.00

MAXIMUM SALES PRICE AFFORDABILITY GUIDELINES FORMULA

Using affordable monthly payment above less \$350 for taxes, insurance and HOA = principle & interest payment

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	30%	50%	60%	HUD LOW INCOME	TRUE 80%	100%	110%	120%	125%	140%	160%
Studio (1 person)	\$122.50	\$436.25	\$593.50	\$787.50	\$908.00	\$1,222.50	\$1,379.75	\$1,537.00	\$1,615.63	\$1,851.50	\$2,166.00
1 bed (1.5 person)	\$156.25	\$492.50	\$661.00	\$868.75	\$998.00	\$1,335.00	\$1,503.50	\$1,672.00	\$1,756.25	\$2,009.00	\$2,346.00
2 bed (3 person)	\$257.50	\$661.25	\$863.50	\$1,112.50	\$1,268.00	\$1,672.50	\$1,874.75	\$2,077.00	\$2,178.13	\$2,481.50	\$2,886.00
3 bed (4.5 person)	\$351.25	\$817.50	\$1,051.00	\$1,340.00	\$1,518.00	\$1,985.00	\$2,218.50	\$2,452.00	\$2,568.75	\$2,919.00	\$3,386.00
4 bed (6 person)	\$432.50	\$952.50	\$1,213.00	\$1,535.00	\$1,734.00	\$2,255.00	\$2,515.50	\$2,776.00	\$2,906.25	\$3,297.00	\$3,818.00

Use interest rate of 7.5% to calculate max affordable sales price, with a 90% LTV

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Studio (1 person)	\$19,466	\$69,324	\$94,312	\$125,140	\$144,289	\$194,266	\$219,254	\$244,242	\$256,737	\$294,219	\$344,196
1 bed (1.5 person)	\$24,829	\$78,262	\$105,039	\$138,052	\$158,591	\$212,143	\$238,919	\$265,695	\$279,083	\$319,247	\$372,799
2 bed (3 person)	\$40,919	\$105,078	\$137,217	\$176,786	\$201,496	\$265,774	\$297,914	\$330,053	\$346,123	\$394,331	\$458,610
3 bed (4.5 person)	\$55,817	\$129,908	\$167,013	\$212,937	\$241,223	\$315,433	\$352,538	\$389,644	\$408,196	\$463,854	\$538,064
4 bed (6 person)	\$68,728	\$151,360	\$192,756	\$243,925	\$275,547	\$358,339	\$399,734	\$441,130	\$461,828	\$523,921	\$606,713

** THIS COLUMN IS USED FOR ALL FEDERALLY FUNDED PROGRAMS AND PROJECTS

Effective 12/1/11

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE