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2017 SUMMIT COUNTY AREA MEDIAN INCOME (AMI)
#s outlined in RED are directly from HUD 4/14/17; other numbers have been extrapolated

Household size	30%	50%	60%	HUD LOW INCOME**	TRUE 80%	90%	100%	110%	120%	125%	140%	160%
1 person	\$18,500	\$30,800	\$36,960	\$47,600	\$49,280	\$55,440	\$61,600	\$67,760	\$73,920	\$77,000	\$86,240	\$98,560
1.5 person	\$19,825	\$33,000	\$39,600	\$51,000	\$52,800	\$59,400	\$66,000	\$72,600	\$79,200	\$82,500	\$92,400	\$105,600
2 person	\$21,150	\$35,200	\$42,240	\$54,400	\$56,320	\$63,360	\$70,400	\$77,440	\$84,480	\$88,000	\$98,560	\$112,640
3 person	\$23,800	\$39,600	\$47,520	\$61,200	\$63,360	\$71,280	\$79,200	\$87,120	\$95,040	\$99,000	\$110,880	\$126,720
4 person	\$26,400	\$44,000	\$53,160	\$68,000	\$70,880	\$79,740	\$88,600	\$97,460	\$106,320	\$110,750	\$124,040	\$141,760
4.5 person	\$27,590	\$45,775	\$55,110	\$70,725	\$73,480	\$82,665	\$91,850	\$101,035	\$110,220	\$114,813	\$128,590	\$146,960
5 person	\$28,780	\$47,550	\$57,060	\$73,450	\$76,080	\$85,590	\$95,100	\$104,610	\$114,120	\$118,875	\$133,140	\$152,160
6 person	\$32,960	\$51,050	\$61,260	\$78,900	\$81,680	\$91,890	\$102,100	\$112,310	\$122,520	\$127,625	\$142,940	\$163,360
7 person	\$37,140	\$54,600	\$65,520	\$84,350	\$87,360	\$98,280	\$109,200	\$120,120	\$131,040	\$136,500	\$152,880	\$174,720
8 person	\$41,320	\$58,100	\$69,720	\$89,800	\$92,960	\$104,580	\$116,200	\$127,820	\$139,440	\$145,250	\$162,680	\$185,920

** HUD LOW COLUMN IS USED FOR ALL FEDERALLY FUNDED PROGRAMS AND PROJECTS

FOR RENT

MAXIMUM FAIR MARKET AFFORDABLE MONTHLY RENT - includes utilities

Affordability = 30% of monthly household income
Utilities that should be included: electric, gas, water, sewer, trash & snow removal

	30%	50%	60%	HUD LOW INCOME	TRUE 80%	100%	110%	120%	125%	140%	160%
Studio (1 person)	\$462.50	\$770.00	\$924.00	\$1,190.00	\$1,232.00	\$1,540.00	\$1,694.00	\$1,848.00	\$1,925.00	\$2,156.00	\$2,464.00
1 bed (1.5 person)	\$495.63	\$825.00	\$990.00	\$1,275.00	\$1,320.00	\$1,650.00	\$1,815.00	\$1,980.00	\$2,062.50	\$2,310.00	\$2,640.00
2 bed (3 person)	\$595.00	\$990.00	\$1,188.00	\$1,530.00	\$1,584.00	\$1,980.00	\$2,178.00	\$2,376.00	\$2,475.00	\$2,772.00	\$3,168.00
3 bed (4.5 person)	\$689.75	\$1,144.38	\$1,377.75	\$1,768.13	\$1,837.00	\$2,296.25	\$2,525.88	\$2,755.50	\$2,870.31	\$3,214.75	\$3,674.00
4 bed (6 person)	\$824.00	\$1,276.25	\$1,531.50	\$1,972.50	\$2,042.00	\$2,552.50	\$2,807.75	\$3,063.00	\$3,190.63	\$3,573.50	\$4,084.00

FOR SALE

TOTAL MAXIMUM MONTHLY PRINCIPAL AND INTEREST PAYMENT

Based on using the affordable monthly payment above, less \$350/month (as an allowance to cover taxes, insurance and HOA dues)

	30%	50%	60%	HUD LOW INCOME	TRUE 80%	100%	110%	120%	125%	140%	160%
Studio (1 person)	\$112.50	\$420.00	\$574.00	\$840.00	\$882.00	\$1,190.00	\$1,344.00	\$1,498.00	\$1,575.00	\$1,806.00	\$2,114.00
1 bed (1.5 person)	\$145.63	\$475.00	\$640.00	\$925.00	\$970.00	\$1,300.00	\$1,465.00	\$1,630.00	\$1,712.50	\$1,960.00	\$2,290.00
2 bed (3 person)	\$245.00	\$640.00	\$838.00	\$1,180.00	\$1,234.00	\$1,630.00	\$1,828.00	\$2,026.00	\$2,125.00	\$2,422.00	\$2,818.00
3 bed (4.5 person)	\$339.75	\$794.38	\$1,027.75	\$1,418.13	\$1,487.00	\$1,946.25	\$2,175.88	\$2,405.50	\$2,520.31	\$2,864.75	\$3,324.00
4 bed (6 person)	\$474.00	\$926.25	\$1,181.50	\$1,622.50	\$1,692.00	\$2,202.50	\$2,457.75	\$2,713.00	\$2,840.63	\$3,223.50	\$3,734.00

MAXIMUM SALES PRICE

Based on interest rate of 6.09%* (Interest rate is based on FHLMC 10 year trailing average, years 2007 - 2016)

* subject to change year to year

	30%	50%	60%	HUD LOW INCOME	TRUE 80%	100%	110%	120%	125%	140%	160%
Studio (1 person)	\$20,649	\$77,091	\$105,357	\$154,181	\$161,890	\$218,423	\$246,690	\$274,956	\$289,089	\$331,489	\$388,022
1 bed (1.5 person)	\$26,729	\$87,186	\$117,471	\$169,783	\$178,042	\$238,613	\$268,899	\$299,185	\$314,327	\$359,756	\$420,327
2 bed (3 person)	\$44,969	\$117,471	\$153,814	\$216,588	\$226,499	\$299,185	\$335,527	\$371,870	\$390,041	\$444,555	\$517,241
3 bed (4.5 person)	\$62,361	\$145,807	\$188,642	\$260,295	\$272,937	\$357,232	\$399,379	\$441,527	\$462,600	\$525,822	\$610,116
4 bed (6 person)	\$87,002	\$170,012	\$216,863	\$297,808	\$310,565	\$404,266	\$451,117	\$497,968	\$521,393	\$591,670	\$685,371

Effective 4/14/2017

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE