

<b>INCOME LIMITS BY PROGRAM</b>							
<b>Family size</b>	<b>Area Median Income</b>	<b>ADU Rental Income Limits</b>		<b>ADU Sales Income Limit</b>	<b>Proposed Workforce Housing Income Limits</b>		
		<b>50%</b>	<b>65%</b>	<b>70%</b>	<b>80%</b>	<b>100%</b>	<b>120%</b>
<b>1</b>	\$66,150	\$33,075	\$42,998	\$46,305	\$52,920	\$66,150	\$79,380
<b>2</b>	\$75,600	\$37,800	\$49,140	\$52,920	\$60,480	\$75,600	\$90,720
<b>3</b>	\$85,050	\$42,525	\$55,283	\$59,535	\$68,040	\$85,050	\$102,060
<b>4</b>	\$94,500	\$47,250	\$61,425	\$66,150	\$75,600	\$94,500	\$113,400

<b>PRICING VERSUS MARKET CONDITIONS</b>				
<b>Household Income as percentage of AMI</b>	<b>Maximum sales price; household of 1</b>	<b>Maximum sales price; household of 2</b>	<b>Maximum sales price; household of 3</b>	<b>Maximum sales price; household of 4</b>
<b>80.00%</b>	\$148,176	\$169,344	\$190,512	\$211,680
<b>100.00%</b>	\$185,220	\$211,680	\$238,140	\$264,600
<b>120.00%</b>	\$222,264	\$254,016	\$285,768	\$317,520

<b>2005 Fairfax County Housing Sales Data</b>	
<b>Median Sales Price; Existing Housing - 2005</b>	
<b>Type</b>	<b>Price</b>
All Types	\$541,100
Single Family Detached	\$630,000
Single Family Attached (TH)	\$429,900
Condos	\$307,000
<i>Source: GMU Center for Regional Analysis</i>	

## INCOME ASSUMPTIONS AT 80%, 100% and 120% ADJUSTED FOR HOUSEHOLD SIZE

### Household Size: 1 Person

Household Income as percentage of AMI	Maximum qualifying income	Maximum Monthly payment	Maximum sales price	Down Payment	Total Initial Mortgage	Mortgage Payments	Taxes	Insurance	Condo/ HOA Dues	Total Monthly Payment	Total other costs	Actual
80.00%	\$52,920	\$1,676	\$148,176	\$0.00	\$148,176	\$1,042	\$222	\$62	\$350	\$1,676	\$634	\$1,676
100.00%	\$66,150	\$2,095	\$185,220	\$0.00	\$185,220	\$1,390	\$278	\$77	\$350	\$2,095	\$705	\$2,095
120.00%	\$79,380	\$2,514	\$222,264	\$0.00	\$222,264	\$1,738	\$333	\$93	\$350	\$2,514	\$776	\$2,514

### Household Size: 2 People

Household Income as percentage of AMI	Maximum qualifying income	Maximum Monthly payment	Maximum sales price	Down Payment	Total Initial Mortgage	Mortgage Payments	Taxes	Insurance	Condo/ HOA Dues	Total Monthly Payment	Total other costs	Actual
80.00%	\$60,480	\$1,915	\$169,344	\$0.00	\$169,344	\$1,241	\$254	\$70.56	\$350	\$1,915	\$675	\$1,915
100.00%	\$75,600	\$2,394	\$211,680	\$0.00	\$211,680	\$1,638	\$318	\$88.20	\$350	\$2,394	\$756	\$2,394
120.00%	\$90,720	\$2,873	\$254,016	\$0.00	\$254,016	\$2,036	\$381	\$105.84	\$350	\$2,873	\$837	\$2,873

### Household Size: 3 People

Household Income as percentage of AMI	Maximum qualifying income	Maximum Monthly payment	Maximum sales price	Down Payment	Total Initial Mortgage	Mortgage Payments	Taxes	Insurance	Condo/ HOA Dues	Total Monthly Payment	Total other costs	Actual
80.00%	\$68,040	\$2,155	\$190,512	\$0.00	\$190,512	\$1,439	\$286	\$79	\$350	\$2,155	\$715	\$2,155
100.00%	\$85,050	\$2,693	\$238,140	\$0.00	\$238,140	\$1,887	\$357	\$99	\$350	\$2,693	\$806	\$2,693
120.00%	\$102,060	\$3,232	\$285,768	\$0.00	\$285,768	\$2,334	\$429	\$119	\$350	\$3,232	\$898	\$3,232

### Household Size: 4 People

Household Income as percentage of AMI	Maximum qualifying income	Maximum Monthly payment	Maximum sales price	Down Payment	Total Initial Mortgage	Mortgage Payments	Taxes	Insurance	Condo/ HOA Dues	Total Monthly Payment	Total other costs	Actual
80.00%	\$75,600	\$2,394	\$211,680	\$0.00	\$211,680	\$1,638	\$318	\$88	\$350	\$2,394	\$756	\$2,394
100.00%	\$94,500	\$2,993	\$264,600	\$0.00	\$264,600	\$2,135	\$397	\$110	\$350	\$2,993	\$857	\$2,993
120.00%	\$113,400	\$3,591	\$317,520	\$0.00	\$317,520	\$2,632	\$476	\$132	\$350	\$3,591	\$959	\$3,591