

**COUNTY OF KAUAI  
FOR SALE LIMITS BY FAMILY SIZE**

Effective: 6/1/2021  
Kauai Median Household Income: \$93,400

**3.00%**

Household Size:		1	2	3	4	5	6	7	8
<b>HUD Income Limits:</b>									
30% Limits (Extremely Low)	<b>Annual Income</b>	<b>21,400</b>	<b>24,450</b>	<b>27,500</b>	<b>30,550</b>	<b>33,000</b>	<b>35,450</b>	<b>37,900</b>	<b>40,350</b>
	For Sale Price	71,000	90,000	109,000	127,900	143,200	158,500	173,700	189,000
	CPR Sale Price	-	40,200	59,100	78,100	93,400	108,600	123,900	139,200
50% Limits (Very Low)	<b>Annual Income</b>	<b>35,700</b>	<b>40,800</b>	<b>45,900</b>	<b>50,950</b>	<b>55,050</b>	<b>59,150</b>	<b>63,200</b>	<b>67,300</b>
	For Sale Price	160,000	191,800	223,500	255,000	280,500	306,000	331,200	356,800
	CPR Sale Price	110,200	142,000	173,700	205,200	230,700	256,200	281,400	307,000
80% Limits (Low)	<b>Annual Income</b>	<b>57,100</b>	<b>65,250</b>	<b>73,400</b>	<b>81,550</b>	<b>88,100</b>	<b>94,600</b>	<b>101,150</b>	<b>107,650</b>
	For Sale Price	293,300	344,000	394,700	445,500	486,300	526,700	567,500	608,000
	CPR Sale Price	243,400	294,200	344,900	395,700	436,500	476,900	517,700	558,200
<b>Work Force Housing Income Limits:</b>									
100% Limits	<b>Annual Income</b>	<b>65,400</b>	<b>74,750</b>	<b>84,100</b>	<b>93,400</b>	<b>100,900</b>	<b>108,350</b>	<b>115,850</b>	<b>123,300</b>
	For Sale Price	344,900	403,100	461,400	519,300	566,000	612,300	659,000	705,400
	CPR Sale Price	295,100	353,300	411,600	469,500	516,200	562,500	609,200	655,600
120% Limits	<b>Annual Income</b>	<b>78,500</b>	<b>89,700</b>	<b>100,900</b>	<b>112,100</b>	<b>121,100</b>	<b>130,050</b>	<b>139,050</b>	<b>148,000</b>
	For Sale Price	426,500	496,200	566,000	635,700	691,700	747,500	803,500	859,200
	CPR Sale Price	376,700	446,400	516,200	585,900	641,900	697,600	753,700	809,400
140% Limits	<b>Annual Income</b>	<b>91,600</b>	<b>104,650</b>	<b>117,750</b>	<b>130,800</b>	<b>141,300</b>	<b>151,750</b>	<b>162,200</b>	<b>172,700</b>
	For Sale Price	508,100	589,300	670,900	752,100	817,500	882,600	947,600	1,013,000
	CPR Sale Price	458,200	539,500	621,100	702,300	767,700	832,800	897,800	963,200
<b>Gap Group Income Limits:</b>									
160% Limits	<b>Annual Income</b>	<b>104,600</b>	<b>119,550</b>	<b>134,500</b>	<b>149,450</b>	<b>161,400</b>	<b>173,350</b>	<b>185,300</b>	<b>197,250</b>
	For Sale Price	589,000	682,100	775,200	868,200	942,600	1,017,100	1,091,500	1,165,900
	CPR Sale Price	539,200	632,300	725,400	818,400	892,800	967,200	1,041,600	1,116,100
180% Limits	<b>Annual Income</b>	<b>117,700</b>	<b>134,500</b>	<b>151,350</b>	<b>168,150</b>	<b>181,600</b>	<b>195,050</b>	<b>208,500</b>	<b>221,950</b>
	For Sale Price	670,600	775,200	880,100	984,700	1,068,400	1,152,200	1,235,900	1,319,600
	CPR Sale Price	620,800	725,400	830,300	934,900	1,018,600	1,102,400	1,186,100	1,269,800

\*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

**Assumptions**

30-Year Fixed Interest Rate:	3.00%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

**COUNTY OF KAUAI  
FOR SALE LIMITS BY FAMILY SIZE**

Effective: 6/1/2021  
Kauai Median Household Income: \$93,400

**3.25%**

Household Size:		1	2	3	4	5	6	7	8
<b>HUD Income Limits:</b>									
30% Limits (Extremely Low)	<b>Annual Income</b>	<b>21,400</b>	<b>24,450</b>	<b>27,500</b>	<b>30,550</b>	<b>33,000</b>	<b>35,450</b>	<b>37,900</b>	<b>40,350</b>
	For Sale Price	68,800	87,200	105,600	123,900	138,700	153,500	168,300	183,100
	CPR Sale Price	-	38,900	57,300	75,700	90,500	105,300	120,000	134,800
50% Limits (Very Low)	<b>Annual Income</b>	<b>35,700</b>	<b>40,800</b>	<b>45,900</b>	<b>50,950</b>	<b>55,050</b>	<b>59,150</b>	<b>63,200</b>	<b>67,300</b>
	For Sale Price	155,000	185,800	216,500	247,000	271,700	296,500	320,900	345,600
	CPR Sale Price	106,800	137,500	168,300	198,700	223,500	248,200	272,600	297,400
80% Limits (Low)	<b>Annual Income</b>	<b>57,100</b>	<b>65,250</b>	<b>73,400</b>	<b>81,550</b>	<b>88,100</b>	<b>94,600</b>	<b>101,150</b>	<b>107,650</b>
	For Sale Price	284,100	333,200	382,400	431,600	471,100	510,300	549,800	589,000
	CPR Sale Price	235,800	285,000	334,200	383,300	422,800	462,000	501,500	540,700
<b>Work Force Housing Income Limits:</b>									
100% Limits	<b>Annual Income</b>	<b>65,400</b>	<b>74,750</b>	<b>84,100</b>	<b>93,400</b>	<b>100,900</b>	<b>108,350</b>	<b>115,850</b>	<b>123,300</b>
	For Sale Price	334,200	390,500	446,900	503,000	548,300	593,200	638,400	683,400
	CPR Sale Price	285,900	342,300	398,700	454,800	500,000	545,000	590,200	635,100
120% Limits	<b>Annual Income</b>	<b>78,500</b>	<b>89,700</b>	<b>100,900</b>	<b>112,100</b>	<b>121,100</b>	<b>130,050</b>	<b>139,050</b>	<b>148,000</b>
	For Sale Price	413,200	480,700	548,300	615,800	670,100	724,100	778,400	832,400
	CPR Sale Price	364,900	432,500	500,000	567,600	621,900	675,800	730,100	784,100
140% Limits	<b>Annual Income</b>	<b>91,600</b>	<b>104,650</b>	<b>117,750</b>	<b>130,800</b>	<b>141,300</b>	<b>151,750</b>	<b>162,200</b>	<b>172,700</b>
	For Sale Price	492,200	570,900	649,900	728,600	792,000	855,000	918,000	981,300
	CPR Sale Price	443,900	522,600	601,700	680,400	743,700	806,700	869,800	933,100
<b>Gap Group Income Limits:</b>									
160% Limits	<b>Annual Income</b>	<b>104,600</b>	<b>119,550</b>	<b>134,500</b>	<b>149,450</b>	<b>161,400</b>	<b>173,350</b>	<b>185,300</b>	<b>197,250</b>
	For Sale Price	570,600	660,800	750,900	841,100	913,200	985,300	1,057,300	1,129,400
	CPR Sale Price	522,300	612,500	702,700	792,900	864,900	937,000	1,009,100	1,081,200
180% Limits	<b>Annual Income</b>	<b>117,700</b>	<b>134,500</b>	<b>151,350</b>	<b>168,150</b>	<b>181,600</b>	<b>195,050</b>	<b>208,500</b>	<b>221,950</b>
	For Sale Price	649,600	750,900	852,600	953,900	1,035,000	1,116,200	1,197,300	1,278,400
	CPR Sale Price	601,400	702,700	804,300	905,600	986,800	1,067,900	1,149,000	1,230,100

\*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

**Assumptions**

30-Year Fixed Interest Rate:	3.25%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

**COUNTY OF KAUAI  
FOR SALE LIMITS BY FAMILY SIZE**

Effective: 6/1/2021  
Kauai Median Household Income: \$93,400

**3.50%**

Household Size:		1	2	3	4	5	6	7	8
<b>HUD Income Limits:</b>									
30% Limits (Extremely Low)	<b>Annual Income</b>	<b>21,400</b>	<b>24,450</b>	<b>27,500</b>	<b>30,550</b>	<b>33,000</b>	<b>35,450</b>	<b>37,900</b>	<b>40,350</b>
	For Sale Price	66,600	84,500	102,300	120,100	134,500	148,800	163,100	177,400
	CPR Sale Price	-	37,700	55,500	73,400	87,700	102,000	116,300	130,700
50% Limits (Very Low)	<b>Annual Income</b>	<b>35,700</b>	<b>40,800</b>	<b>45,900</b>	<b>50,950</b>	<b>55,050</b>	<b>59,150</b>	<b>63,200</b>	<b>67,300</b>
	For Sale Price	150,200	180,000	209,900	239,400	263,400	287,300	311,000	335,000
	CPR Sale Price	103,500	133,300	163,100	192,600	216,600	240,600	264,200	288,200
80% Limits (Low)	<b>Annual Income</b>	<b>57,100</b>	<b>65,250</b>	<b>73,400</b>	<b>81,550</b>	<b>88,100</b>	<b>94,600</b>	<b>101,150</b>	<b>107,650</b>
	For Sale Price	275,300	323,000	370,600	418,300	456,600	494,500	532,800	570,800
	CPR Sale Price	228,600	276,200	323,900	371,500	409,800	447,800	486,100	524,100
<b>Work Force Housing Income Limits:</b>									
100% Limits	<b>Annual Income</b>	<b>65,400</b>	<b>74,750</b>	<b>84,100</b>	<b>93,400</b>	<b>100,900</b>	<b>108,350</b>	<b>115,850</b>	<b>123,300</b>
	For Sale Price	323,900	378,500	433,200	487,500	531,400	574,900	618,800	662,300
	CPR Sale Price	277,100	331,700	386,400	440,800	484,600	528,200	572,000	615,600
120% Limits	<b>Annual Income</b>	<b>78,500</b>	<b>89,700</b>	<b>100,900</b>	<b>112,100</b>	<b>121,100</b>	<b>130,050</b>	<b>139,050</b>	<b>148,000</b>
	For Sale Price	400,400	465,900	531,400	596,900	649,500	701,800	754,400	806,700
	CPR Sale Price	353,700	419,100	484,600	550,100	602,700	655,000	707,600	759,900
140% Limits	<b>Annual Income</b>	<b>91,600</b>	<b>104,650</b>	<b>117,750</b>	<b>130,800</b>	<b>141,300</b>	<b>151,750</b>	<b>162,200</b>	<b>172,700</b>
	For Sale Price	477,000	553,300	629,900	706,200	767,500	828,600	889,700	951,100
	CPR Sale Price	430,200	506,500	583,100	659,400	720,800	781,900	843,000	904,300
<b>Gap Group Income Limits:</b>									
160% Limits	<b>Annual Income</b>	<b>104,600</b>	<b>119,550</b>	<b>134,500</b>	<b>149,450</b>	<b>161,400</b>	<b>173,350</b>	<b>185,300</b>	<b>197,250</b>
	For Sale Price	553,000	640,400	727,800	815,200	885,000	954,900	1,024,800	1,094,600
	CPR Sale Price	506,200	593,600	681,000	768,400	838,300	908,100	978,000	1,047,800
180% Limits	<b>Annual Income</b>	<b>117,700</b>	<b>134,500</b>	<b>151,350</b>	<b>168,150</b>	<b>181,600</b>	<b>195,050</b>	<b>208,500</b>	<b>221,950</b>
	For Sale Price	629,600	727,800	826,300	924,500	1,003,100	1,081,800	1,160,400	1,239,000
	CPR Sale Price	582,800	681,000	779,500	877,700	956,400	1,035,000	1,113,600	1,192,200

\*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

**Assumptions**

30-Year Fixed Interest Rate:	3.50%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

**COUNTY OF KAUAI  
FOR SALE LIMITS BY FAMILY SIZE**

Effective: 6/1/2021  
Kauai Median Household Income: \$93,400

**3.75%**

Household Size:		1	2	3	4	5	6	7	8
<b>HUD Income Limits:</b>									
30% Limits (Extremely Low)	<b>Annual Income</b>	<b>21,400</b>	<b>24,450</b>	<b>27,500</b>	<b>30,550</b>	<b>33,000</b>	<b>35,450</b>	<b>37,900</b>	<b>40,350</b>
	For Sale Price	64,600	81,900	99,200	116,500	130,400	144,300	158,100	172,000
	CPR Sale Price	-	36,600	53,800	71,100	85,000	98,900	112,800	126,700
50% Limits (Very Low)	<b>Annual Income</b>	<b>35,700</b>	<b>40,800</b>	<b>45,900</b>	<b>50,950</b>	<b>55,050</b>	<b>59,150</b>	<b>63,200</b>	<b>67,300</b>
	For Sale Price	145,700	174,600	203,500	232,100	255,300	278,600	301,500	324,800
	CPR Sale Price	100,300	129,200	158,100	186,800	210,000	233,200	256,200	279,400
80% Limits (Low)	<b>Annual Income</b>	<b>57,100</b>	<b>65,250</b>	<b>73,400</b>	<b>81,550</b>	<b>88,100</b>	<b>94,600</b>	<b>101,150</b>	<b>107,650</b>
	For Sale Price	267,000	313,200	359,400	405,600	442,700	479,500	516,700	553,500
	CPR Sale Price	221,600	267,800	314,000	360,200	397,300	434,200	471,300	508,100
<b>Work Force Housing Income Limits:</b>									
100% Limits	<b>Annual Income</b>	<b>65,400</b>	<b>74,750</b>	<b>84,100</b>	<b>93,400</b>	<b>100,900</b>	<b>108,350</b>	<b>115,850</b>	<b>123,300</b>
	For Sale Price	314,000	367,000	420,000	472,700	515,200	557,500	600,000	642,200
	CPR Sale Price	268,700	321,700	374,700	427,400	469,900	512,100	554,600	596,900
120% Limits	<b>Annual Income</b>	<b>78,500</b>	<b>89,700</b>	<b>100,900</b>	<b>112,100</b>	<b>121,100</b>	<b>130,050</b>	<b>139,050</b>	<b>148,000</b>
	For Sale Price	388,300	451,800	515,200	578,700	629,700	680,500	731,500	782,200
	CPR Sale Price	342,900	406,400	469,900	533,400	584,400	635,100	686,100	736,900
140% Limits	<b>Annual Income</b>	<b>91,600</b>	<b>104,650</b>	<b>117,750</b>	<b>130,800</b>	<b>141,300</b>	<b>151,750</b>	<b>162,200</b>	<b>172,700</b>
	For Sale Price	462,500	536,500	610,700	684,700	744,200	803,500	862,700	922,200
	CPR Sale Price	417,200	491,100	565,400	639,400	698,900	758,100	817,300	876,900
<b>Gap Group Income Limits:</b>									
160% Limits	<b>Annual Income</b>	<b>104,600</b>	<b>119,550</b>	<b>134,500</b>	<b>149,450</b>	<b>161,400</b>	<b>173,350</b>	<b>185,300</b>	<b>197,250</b>
	For Sale Price	536,200	620,900	705,700	790,400	858,200	925,900	993,600	1,061,400
	CPR Sale Price	490,900	575,600	660,300	745,100	812,800	880,500	948,300	1,016,000
180% Limits	<b>Annual Income</b>	<b>117,700</b>	<b>134,500</b>	<b>151,350</b>	<b>168,150</b>	<b>181,600</b>	<b>195,050</b>	<b>208,500</b>	<b>221,950</b>
	For Sale Price	610,500	705,700	801,200	896,400	972,700	1,048,900	1,125,100	1,201,400
	CPR Sale Price	565,100	660,300	755,800	851,100	927,300	1,003,500	1,079,800	1,156,000

\*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

**Assumptions**

30-Year Fixed Interest Rate:	3.75%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%

**COUNTY OF KAUAI  
FOR SALE LIMITS BY FAMILY SIZE**

Effective: 6/1/2021  
Kauai Median Household Income: \$93,400

**4.00%**

Household Size:		1	2	3	4	5	6	7	8
<b>HUD Income Limits:</b>									
30% Limits (Extremely Low)	<b>Annual Income</b>	<b>21,400</b>	<b>24,450</b>	<b>27,500</b>	<b>30,550</b>	<b>33,000</b>	<b>35,450</b>	<b>37,900</b>	<b>40,350</b>
	For Sale Price	62,700	79,500	96,200	113,000	126,500	139,900	153,400	166,900
	CPR Sale Price	-	35,500	52,200	69,000	82,500	95,900	109,400	122,900
50% Limits (Very Low)	<b>Annual Income</b>	<b>35,700</b>	<b>40,800</b>	<b>45,900</b>	<b>50,950</b>	<b>55,050</b>	<b>59,150</b>	<b>63,200</b>	<b>67,300</b>
	For Sale Price	141,300	169,300	197,400	225,200	247,700	270,200	292,500	315,100
	CPR Sale Price	97,300	125,400	153,400	181,200	203,700	226,300	248,500	271,100
80% Limits (Low)	<b>Annual Income</b>	<b>57,100</b>	<b>65,250</b>	<b>73,400</b>	<b>81,550</b>	<b>88,100</b>	<b>94,600</b>	<b>101,150</b>	<b>107,650</b>
	For Sale Price	259,000	303,800	348,600	393,400	429,400	465,200	501,200	536,900
	CPR Sale Price	215,000	259,800	304,600	349,400	385,400	421,200	457,200	492,900
<b>Work Force Housing Income Limits:</b>									
100% Limits	<b>Annual Income</b>	<b>65,400</b>	<b>74,750</b>	<b>84,100</b>	<b>93,400</b>	<b>100,900</b>	<b>108,350</b>	<b>115,850</b>	<b>123,300</b>
	For Sale Price	304,600	356,000	407,400	458,600	499,800	540,800	582,000	623,000
	CPR Sale Price	260,600	312,000	363,400	414,600	455,800	496,800	538,000	579,000
120% Limits	<b>Annual Income</b>	<b>78,500</b>	<b>89,700</b>	<b>100,900</b>	<b>112,100</b>	<b>121,100</b>	<b>130,050</b>	<b>139,050</b>	<b>148,000</b>
	For Sale Price	376,600	438,200	499,800	561,400	610,900	660,100	709,600	758,800
	CPR Sale Price	332,700	394,200	455,800	517,400	566,900	616,100	665,600	714,800
140% Limits	<b>Annual Income</b>	<b>91,600</b>	<b>104,650</b>	<b>117,750</b>	<b>130,800</b>	<b>141,300</b>	<b>151,750</b>	<b>162,200</b>	<b>172,700</b>
	For Sale Price	448,700	520,400	592,400	664,200	721,900	779,400	836,900	894,600
	CPR Sale Price	404,700	476,400	548,500	620,200	677,900	735,400	792,900	850,600
<b>Gap Group Income Limits:</b>									
160% Limits	<b>Annual Income</b>	<b>104,600</b>	<b>119,550</b>	<b>134,500</b>	<b>149,450</b>	<b>161,400</b>	<b>173,350</b>	<b>185,300</b>	<b>197,250</b>
	For Sale Price	520,100	602,300	684,500	766,700	832,500	898,200	963,900	1,029,600
	CPR Sale Price	476,200	558,400	640,600	722,800	788,500	854,200	919,900	985,600
180% Limits	<b>Annual Income</b>	<b>117,700</b>	<b>134,500</b>	<b>151,350</b>	<b>168,150</b>	<b>181,600</b>	<b>195,050</b>	<b>208,500</b>	<b>221,950</b>
	For Sale Price	592,200	684,500	777,200	869,600	943,500	1,017,500	1,091,400	1,165,400
	CPR Sale Price	548,200	640,600	733,200	825,600	899,500	973,500	1,047,400	1,121,400

\*For sale prices are rounded upwards to the nearest \$100, is based on a conventional 30-year fixed rate mortgage, and assumes the following:

**Assumptions**

30-Year Fixed Interest Rate:	4.00%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%