

COUNTY OF KAUAI
FOR SALE LIMITS BY BEDROOM COUNT

Effective: 5/1/2020
Kauai Median Household Income: \$101,800

4.25%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	For Sale Price	55,800	63,500	86,700	121,150	162,400	203,600
	CPR Sale Price	-	14,250	44,000	78,450	119,700	160,900
50% Limits (Very Low)	For Sale Price	128,100	141,000	179,800	216,100	247,300	278,400
	CPR Sale Price	85,400	98,350	137,100	173,400	204,600	235,700
80% Limits (Low)	For Sale Price	236,900	257,700	319,900	356,600	427,700	477,450
	CPR Sale Price	194,200	215,050	277,200	335,250	385,000	434,750
Work Force Housing Income Limits:							
100% Limits	For Sale Price	327,100	354,200	435,700	511,550	576,800	642,050
	CPR Sale Price	284,400	311,500	393,000	468,900	534,100	599,350
120% Limits	For Sale Price	403,100	468,500	533,600	624,850	703,300	781,450
	CPR Sale Price	360,400	425,800	490,900	582,150	660,600	738,750
140% Limits	For Sale Price	479,200	517,200	631,300	737,850	829,200	920,450
	CPR Sale Price	436,500	474,500	588,600	695,150	786,500	877,800
Gap Group Income Limits:							
160% Limits	For Sale Price	555,200	598,550	728,900	850,700	954,900	1,059,350
	CPR Sale Price	512,500	555,850	686,200	808,000	912,200	1,016,650
180% Limits	For Sale Price	631,300	680,100	826,800	963,550	1,080,800	1,198,300
	CPR Sale Price	588,600	637,400	784,100	920,850	1,038,100	1,155,650

*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:	4.25%
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 BEDROOM COUNT

Effective: 5/1/2020
Kauai Median Household Income: \$101,800

4.50%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	For Sale Price	54,100	61,650	84,200	117,650	157,600	197,650
	CPR Sale Price	-	13,850	42,700	76,150	116,200	156,250
50% Limits (Very Low)	For Sale Price	124,300	136,900	174,600	209,800	240,100	270,300
	CPR Sale Price	82,900	95,450	133,100	168,400	198,700	228,850
80% Limits (Low)	For Sale Price	230,000	250,200	310,600	346,200	415,200	463,550
	CPR Sale Price	188,600	208,800	269,100	325,500	373,800	422,100
Work Force Housing Income Limits:							
100% Limits	For Sale Price	317,600	343,900	423,000	496,700	560,000	623,400
	CPR Sale Price	276,100	302,400	381,600	455,250	518,600	581,900
120% Limits	For Sale Price	391,400	454,900	518,100	606,650	682,800	758,700
	CPR Sale Price	350,000	413,400	476,600	565,200	641,400	717,300
140% Limits	For Sale Price	465,200	502,150	612,900	716,350	805,100	893,650
	CPR Sale Price	423,800	460,700	571,400	674,950	763,600	852,250
Gap Group Income Limits:							
160% Limits	For Sale Price	539,100	581,150	707,700	825,900	927,100	1,028,500
	CPR Sale Price	497,600	539,700	666,200	784,500	885,600	987,100
180% Limits	For Sale Price	612,900	660,300	802,800	935,550	1,049,400	1,163,450
	CPR Sale Price	571,400	618,800	761,300	894,050	1,007,900	1,122,050

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Assumptions

30-Year Fixed Interest Rate:	4.50%
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 BEDROOM COUNT

Effective: 5/1/2020
 Kauai Median Household Income: \$101,800

4.75%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	For Sale Price	52,600	59,900	81,800	114,250	153,100	192,000
	CPR Sale Price	-	13,450	41,500	74,000	112,900	151,750
50% Limits (Very Low)	For Sale Price	120,800	133,000	169,600	203,800	233,200	262,550
	CPR Sale Price	80,500	92,700	129,300	163,550	193,000	222,300
80% Limits (Low)	For Sale Price	223,400	243,050	301,700	336,250	403,300	450,250
	CPR Sale Price	183,200	202,800	261,400	316,150	363,100	410,000
Work Force Housing Income Limits:							
100% Limits	For Sale Price	308,500	334,000	410,900	482,500	544,000	605,500
	CPR Sale Price	268,200	293,750	370,600	442,200	503,700	565,200
120% Limits	For Sale Price	380,200	441,800	503,200	589,250	663,200	736,950
	CPR Sale Price	339,900	401,600	463,000	549,000	623,000	696,700
140% Limits	For Sale Price	451,900	487,750	595,300	695,800	782,000	868,050
	CPR Sale Price	411,600	447,450	555,000	655,600	741,700	827,800
Gap Group Income Limits:							
160% Limits	For Sale Price	523,600	564,500	687,400	802,250	900,500	999,000
	CPR Sale Price	483,300	524,200	647,100	762,000	860,200	958,750
180% Limits	For Sale Price	595,300	641,350	779,700	908,650	1,019,300	1,130,100
	CPR Sale Price	555,000	601,050	739,500	868,450	979,000	1,089,850

*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:	4.75%
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 BEDROOM COUNT

Effective: 5/1/2020
 Kauai Median Household Income: \$101,800

5.00%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	For Sale Price	51,100	58,200	79,500	111,000	148,800	186,600
	CPR Sale Price	-	13,100	40,300	71,900	109,700	147,450
50% Limits (Very Low)	For Sale Price	117,400	129,250	164,800	198,050	226,600	255,100
	CPR Sale Price	78,200	90,100	125,700	158,950	187,500	216,000
80% Limits (Low)	For Sale Price	217,100	236,200	293,100	326,750	391,900	437,500
	CPR Sale Price	178,000	197,050	254,000	307,200	352,800	398,400
Work Force Housing Income Limits:							
100% Limits	For Sale Price	299,800	324,600	399,300	468,800	528,600	588,350
	CPR Sale Price	260,600	285,450	360,100	429,700	489,500	549,250
120% Limits	For Sale Price	369,400	429,300	489,000	572,600	644,500	716,150
	CPR Sale Price	330,300	390,200	449,900	533,450	605,400	677,000
140% Limits	For Sale Price	439,100	473,950	578,500	676,150	759,900	843,500
	CPR Sale Price	400,000	434,850	539,400	637,000	720,800	804,400
Gap Group Income Limits:							
160% Limits	For Sale Price	508,800	548,550	668,000	779,600	875,000	970,800
	CPR Sale Price	469,700	509,400	628,800	740,450	835,900	931,650
180% Limits	For Sale Price	578,500	623,250	757,700	883,000	990,400	1,098,150
	CPR Sale Price	539,400	584,100	718,600	843,900	951,300	1,059,000

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Assumptions

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