

**COUNTY OF KAUAI
FOR SALE LIMITS BY INCOME - Bedroom Size**

Effective: 4/24/2019
Kauai Median Household Income: \$90,000

4.25%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	18,900	21,600	24,540	34,700	39,780	49,940
	For Sale Price	47,500	54,700	77,600	118,250	158,900	199,550
	CPR Sale Price	-	9,600	34,900	75,550	116,200	156,850
50% Limits (Very Low)	Annual Income	31,500	36,000	40,500	48,600	52,200	59,400
	For Sale Price	114,700	126,700	162,700	196,400	225,200	254,000
	CPR Sale Price	72,000	84,000	120,100	153,700	182,500	211,300
80% Limits (Low)	Annual Income	50,400	57,600	64,800	77,800	83,550	95,050
	For Sale Price	215,600	234,800	292,400	324,950	392,500	438,450
	CPR Sale Price	172,900	192,100	249,700	303,600	349,800	395,800
Work Force Housing Income Limits:							
100% Limits	Annual Income	63,000	72,000	81,000	97,200	104,400	118,800
	For Sale Price	282,800	306,800	378,900	446,100	503,700	561,350
	CPR Sale Price	240,100	264,100	336,200	403,400	461,000	518,700
120% Limits	Annual Income	75,600	86,400	97,200	116,650	125,300	142,600
	For Sale Price	350,000	407,700	465,300	546,000	615,200	684,500
	CPR Sale Price	307,400	365,000	422,600	503,300	572,600	641,800
140% Limits	Annual Income	88,200	100,800	113,400	136,100	146,200	166,350
	For Sale Price	417,300	450,900	551,700	645,950	726,800	807,350
	CPR Sale Price	374,600	408,200	509,100	603,250	684,100	764,650
Gap Group Income Limits:							
160% Limits	Annual Income	100,800	115,200	129,600	155,500	167,050	190,100
	For Sale Price	484,500	522,900	638,200	745,700	838,000	930,200
	CPR Sale Price	441,800	480,250	595,500	703,000	795,300	887,500
180% Limits	Annual Income	113,400	129,600	145,800	174,950	187,900	213,850
	For Sale Price	551,700	594,950	724,600	845,650	949,300	1,053,150
	CPR Sale Price	509,100	552,300	681,900	802,950	906,600	1,010,550

*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 INCOME - Bedroom Size**

Effective: 4/24/2019
Kauai Median Household Income: \$90,000

4.50%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	18,900	21,600	24,540	34,700	39,780	49,940
	For Sale Price	46,100	53,100	75,300	114,800	154,300	193,750
	CPR Sale Price	-	9,350	33,900	73,350	112,800	152,350
50% Limits (Very Low)	Annual Income	31,500	36,000	40,500	48,600	52,200	59,400
	For Sale Price	111,400	123,050	158,000	190,650	218,600	246,600
	CPR Sale Price	69,900	81,600	116,600	149,200	177,200	205,150
80% Limits (Low)	Annual Income	50,400	57,600	64,800	77,800	83,550	95,050
	For Sale Price	209,300	227,950	283,900	315,550	381,000	425,700
	CPR Sale Price	167,900	186,550	242,500	294,800	339,600	384,300
Work Force Housing Income Limits:							
100% Limits	Annual Income	63,000	72,000	81,000	97,200	104,400	118,800
	For Sale Price	274,600	297,900	367,800	433,150	489,100	545,050
	CPR Sale Price	233,100	256,450	326,400	391,650	447,600	503,550
120% Limits	Annual Income	75,600	86,400	97,200	116,650	125,300	142,600
	For Sale Price	339,900	395,800	451,800	530,100	597,300	664,600
	CPR Sale Price	298,400	354,400	410,300	488,700	555,900	623,100
140% Limits	Annual Income	88,200	100,800	113,400	136,100	146,200	166,350
	For Sale Price	405,100	437,750	535,700	627,150	705,600	783,850
	CPR Sale Price	363,700	396,350	494,200	585,650	664,200	742,400
Gap Group Income Limits:							
160% Limits	Annual Income	100,800	115,200	129,600	155,500	167,050	190,100
	For Sale Price	470,400	507,700	619,600	724,000	813,600	903,100
	CPR Sale Price	429,000	466,300	578,200	682,600	772,200	861,700
180% Limits	Annual Income	113,400	129,600	145,800	174,950	187,900	213,850
	For Sale Price	535,700	577,650	703,500	821,050	921,700	1,022,550
	CPR Sale Price	494,200	536,200	662,100	779,550	880,200	981,100

*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:	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 INCOME - Bedroom Size

Effective: 4/24/2019
 Kauai Median Household Income: \$90,000

4.75%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	18,900	21,600	24,540	34,700	39,780	49,940
	For Sale Price	44,800	51,600	73,200	111,500	149,900	188,200
	CPR Sale Price	-	9,050	32,900	71,250	109,600	147,950
50% Limits (Very Low)	Annual Income	31,500	36,000	40,500	48,600	52,200	59,400
	For Sale Price	108,200	119,500	153,500	185,150	212,400	239,550
	CPR Sale Price	67,900	79,250	113,200	144,950	172,100	199,250
80% Limits (Low)	Annual Income	50,400	57,600	64,800	77,800	83,550	95,050
	For Sale Price	203,300	221,400	275,800	306,450	370,100	413,500
	CPR Sale Price	163,000	181,150	235,500	286,300	329,900	373,250
Work Force Housing Income Limits:							
100% Limits	Annual Income	63,000	72,000	81,000	97,200	104,400	118,800
	For Sale Price	266,700	289,350	357,300	420,700	475,000	529,400
	CPR Sale Price	226,400	249,050	317,000	380,400	434,800	489,100
120% Limits	Annual Income	75,600	86,400	97,200	116,650	125,300	142,600
	For Sale Price	330,100	384,500	438,800	514,900	580,200	645,500
	CPR Sale Price	289,900	344,200	398,500	474,650	539,900	605,250
140% Limits	Annual Income	88,200	100,800	113,400	136,100	146,200	166,350
	For Sale Price	393,500	425,200	520,300	609,150	685,400	761,350
	CPR Sale Price	353,300	385,000	480,100	568,900	645,100	721,100
Gap Group Income Limits:							
160% Limits	Annual Income	100,800	115,200	129,600	155,500	167,050	190,100
	For Sale Price	456,900	493,150	601,800	703,250	790,300	877,250
	CPR Sale Price	416,700	452,900	561,600	662,950	750,000	836,950
180% Limits	Annual Income	113,400	129,600	145,800	174,950	187,900	213,850
	For Sale Price	520,300	561,050	683,400	797,500	895,200	993,200
	CPR Sale Price	480,100	520,850	643,100	757,200	855,000	952,950

*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 INCOME - Bedroom Size**

Effective: 4/24/2019
Kauai Median Household Income: \$90,000

5.00%

Bedroom Size:		Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
HUD Income Limits:							
30% Limits (Extremely Low)	Annual Income	18,900	21,600	24,540	34,700	39,780	49,940
	For Sale Price	43,500	50,100	71,100	108,350	145,600	182,900
	CPR Sale Price	-	8,800	32,000	69,250	106,500	143,750
50% Limits (Very Low)	Annual Income	31,500	36,000	40,500	48,600	52,200	59,400
	For Sale Price	105,100	116,100	149,100	179,900	206,400	232,800
	CPR Sale Price	66,000	77,000	110,000	140,800	167,200	193,600
80% Limits (Low)	Annual Income	50,400	57,600	64,800	77,800	83,550	95,050
	For Sale Price	197,600	215,200	268,000	297,800	359,700	401,850
	CPR Sale Price	158,400	176,000	228,800	278,250	320,500	362,700
Work Force Housing Income Limits:							
100% Limits	Annual Income	63,000	72,000	81,000	97,200	104,400	118,800
	For Sale Price	259,200	281,200	347,200	408,800	461,600	514,400
	CPR Sale Price	220,000	242,050	308,100	369,700	422,500	475,300
120% Limits	Annual Income	75,600	86,400	97,200	116,650	125,300	142,600
	For Sale Price	320,800	373,600	426,400	500,350	563,800	627,250
	CPR Sale Price	281,700	334,500	387,300	461,250	524,700	588,150
140% Limits	Annual Income	88,200	100,800	113,400	136,100	146,200	166,350
	For Sale Price	382,400	413,200	505,600	591,900	666,000	739,800
	CPR Sale Price	343,300	374,100	466,500	552,800	626,900	700,700
Gap Group Income Limits:							
160% Limits	Annual Income	100,800	115,200	129,600	155,500	167,050	190,100
	For Sale Price	444,000	479,200	584,800	683,350	768,000	852,450
	CPR Sale Price	404,900	440,100	545,700	644,250	728,800	813,350
180% Limits	Annual Income	113,400	129,600	145,800	174,950	187,900	213,850
	For Sale Price	505,600	545,200	664,000	774,950	869,900	965,150
	CPR Sale Price	466,500	506,100	624,900	735,800	830,800	926,050

*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:	5.00%
Monthly Property Tax and Home Insurance:	\$250
Monthly Maintenance and Association Fees for CPR:	\$200
Down Payment:	5.00%