



MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2016

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE VERY LOW INCOME LEVELS ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES.

		-----LIMITS BY FAMILY SIZE-----							
MEDIAN		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
81500									
Adjustments		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
for family size									
% of Income	10%	\$5,640	\$6,440	\$7,250	\$8,050	\$8,700	\$9,340	\$9,990	\$10,630
	20%	\$11,280	\$12,880	\$14,500	\$16,100	\$17,400	\$18,680	\$19,980	\$21,260
	30%	\$16,920	\$19,320	\$21,750	\$24,150	\$26,100	\$28,020	\$29,970	\$31,890
	40%	\$22,560	\$25,760	\$29,000	\$32,200	\$34,800	\$37,360	\$39,960	\$42,520
	50%	\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150
	60%	\$33,840	\$38,640	\$43,500	\$48,300	\$52,200	\$56,040	\$59,940	\$63,780
	70%	\$39,480	\$45,080	\$50,750	\$56,350	\$60,900	\$65,380	\$69,930	\$74,410
	80%	\$45,120	\$51,520	\$58,000	\$64,400	\$69,600	\$74,720	\$79,920	\$85,040
	90%	\$50,760	\$57,960	\$65,250	\$72,450	\$78,300	\$84,060	\$89,910	\$95,670
	100%	\$56,400	\$64,400	\$72,500	\$80,500	\$87,000	\$93,400	\$99,900	\$106,300
	110%	\$62,040	\$70,840	\$79,750	\$88,550	\$95,700	\$102,740	\$109,890	\$116,930
	120%	\$67,680	\$77,280	\$87,000	\$96,600	\$104,400	\$112,080	\$119,880	\$127,560
130%	\$73,320	\$83,720	\$94,250	\$104,650	\$113,100	\$121,420	\$129,870	\$138,190	
140%	\$78,960	\$90,160	\$101,500	\$112,700	\$121,800	\$130,760	\$139,860	\$148,820	

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine the eligibility of applicants for its assisted housing programs. HUD typically uses the Section 8 very low-income level (VLIL) as the basis for deriving other income limits. The VLIL is calculated by taking the 4-person income limit equal to 50% of the estimated area median family income and making adjustments if this income is outside formula constraints. For example, the VLIL is increased for areas where rental housing costs are unusually high in relation to the median income or if it is less than the relevant State non-metropolitan median family income level. See "FY 2016 HUD Income Limits Briefing Material" <http://www.huduser.org/portal/datasets/mtsp16/HERA-Income-Limits-Reports-FY16.PDF>.

HHFDC uses the HUD income limits for households at the 50% and 80% income levels. For the Low Income Housing Tax Credit Program, the 60% income level is calculated as the Multifamily Tax Subsidy Project (MTSP) VLIL (for FY 2016, it is the HUD Section 8 VLIL) multiplied by 1.2 (or 60/50). The limits for households at other income levels are calculated in the same way.

NOTE: This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.



AFFORDABLE RENT GUIDELINES*

2016

Affordable rents are based on 30% of income (including utilities)**

<u>Area</u>	<u>\$81,500</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
MAUI						
30% of Median		\$423	\$453	\$543	\$628	\$700
50% of Median		\$705	\$755	\$906	\$1,046	\$1,167
60% of Median		\$846	\$906	\$1,087	\$1,256	\$1,401
80% of Median		\$1,128	\$1,208	\$1,450	\$1,675	\$1,868
100% of Median		\$1,410	\$1,510	\$1,812	\$2,093	\$2,335
120% of Median		\$1,692	\$1,812	\$2,174	\$2,512	\$2,802
140% of Median		\$1,974	\$2,114	\$2,537	\$2,931	\$3,269

*Please note that are market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage services, electricity and gas (where applicable). Please refer to the Utility Allowance Schedule for each island.



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI									
	FAMILY SIZE: 1 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$28,200	\$33,840	\$39,480	\$45,120	\$50,760	\$56,400	\$62,040	\$67,680	\$73,320	\$78,960
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$163,900	\$196,600	\$229,400	\$262,200	\$295,000	\$327,700	\$360,500	\$393,300	\$426,100	\$458,800
3.25%	\$158,800	\$190,500	\$222,300	\$254,000	\$285,800	\$317,500	\$349,300	\$381,000	\$412,800	\$444,500
3.50%	\$153,900	\$184,600	\$215,400	\$246,200	\$276,900	\$307,700	\$338,500	\$369,300	\$400,000	\$430,800
3.75%	\$149,200	\$179,000	\$208,900	\$238,700	\$268,500	\$298,400	\$328,200	\$358,000	\$387,900	\$417,700
4.00%	\$144,700	\$173,700	\$202,600	\$231,500	\$260,500	\$289,400	\$318,400	\$347,300	\$376,300	\$405,200
4.25%	\$140,400	\$168,500	\$196,600	\$224,700	\$252,800	\$280,900	\$309,000	\$337,100	\$365,200	\$393,200
4.50%	\$136,400	\$163,600	\$190,900	\$218,200	\$245,400	\$272,700	\$300,000	\$327,300	\$354,500	\$381,800
4.75%	\$132,400	\$158,900	\$185,400	\$211,900	\$238,400	\$264,900	\$291,400	\$317,900	\$344,400	\$370,800
5.00%	\$128,700	\$154,400	\$180,200	\$205,900	\$231,700	\$257,400	\$283,100	\$308,900	\$334,600	\$360,400
5.25%	\$125,100	\$150,100	\$175,200	\$200,200	\$225,200	\$250,200	\$275,300	\$300,300	\$325,300	\$350,300
5.50%	\$121,700	\$146,000	\$170,400	\$194,700	\$219,000	\$243,400	\$267,700	\$292,000	\$316,400	\$340,700
5.75%	\$118,400	\$142,100	\$165,700	\$189,400	\$213,100	\$236,800	\$260,500	\$284,100	\$307,800	\$331,500
6.00%	\$115,200	\$138,300	\$161,300	\$184,400	\$207,400	\$230,500	\$253,500	\$276,600	\$299,600	\$322,700
6.25%	\$112,200	\$134,700	\$157,100	\$179,500	\$202,000	\$224,400	\$246,900	\$269,300	\$291,700	\$314,200
6.50%	\$109,300	\$131,200	\$153,000	\$174,900	\$196,800	\$218,600	\$240,500	\$262,300	\$284,200	\$306,100

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI									
	FAMILY SIZE: 2 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$32,200	\$38,640	\$45,080	\$51,520	\$57,960	\$64,400	\$70,840	\$77,280	\$83,720	\$90,160
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$187,100	\$224,500	\$262,000	\$299,400	\$336,800	\$374,200	\$411,700	\$449,100	\$486,500	\$523,900
3.25%	\$181,300	\$217,500	\$253,800	\$290,000	\$326,300	\$362,500	\$398,800	\$435,000	\$471,300	\$507,600
3.50%	\$175,700	\$210,800	\$246,000	\$281,100	\$316,200	\$351,400	\$386,500	\$421,600	\$456,800	\$491,900
3.75%	\$170,300	\$204,400	\$238,500	\$272,600	\$306,600	\$340,700	\$374,800	\$408,800	\$442,900	\$477,000
4.00%	\$165,200	\$198,300	\$231,300	\$264,400	\$297,400	\$330,500	\$363,500	\$396,600	\$429,600	\$462,700
4.25%	\$160,400	\$192,400	\$224,500	\$256,600	\$288,700	\$320,700	\$352,800	\$384,900	\$416,900	\$449,000
4.50%	\$155,700	\$186,800	\$218,000	\$249,100	\$280,300	\$311,400	\$342,500	\$373,700	\$404,800	\$436,000
4.75%	\$151,200	\$181,500	\$211,700	\$242,000	\$272,200	\$302,500	\$332,700	\$363,000	\$393,200	\$423,500
5.00%	\$147,000	\$176,300	\$205,700	\$235,100	\$264,500	\$293,900	\$323,300	\$352,700	\$382,100	\$411,500
5.25%	\$142,900	\$171,400	\$200,000	\$228,600	\$257,200	\$285,700	\$314,300	\$342,900	\$371,400	\$400,000
5.50%	\$138,900	\$166,700	\$194,500	\$222,300	\$250,100	\$277,900	\$305,700	\$333,500	\$361,300	\$389,000
5.75%	\$135,200	\$162,200	\$189,300	\$216,300	\$243,300	\$270,400	\$297,400	\$324,400	\$351,500	\$378,500
6.00%	\$131,600	\$157,900	\$184,200	\$210,500	\$236,800	\$263,200	\$289,500	\$315,800	\$342,100	\$368,400
6.25%	\$128,100	\$153,800	\$179,400	\$205,000	\$230,600	\$256,300	\$281,900	\$307,500	\$333,100	\$358,800
6.50%	\$124,800	\$149,800	\$174,700	\$199,700	\$224,700	\$249,600	\$274,600	\$299,600	\$324,500	\$349,500

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI		FAMILY SIZE:		3 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$36,250	\$43,500	\$50,750	\$58,000	\$65,250	\$72,500	\$79,750	\$87,000	\$94,250	\$101,500
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$210,700	\$252,800	\$294,900	\$337,000	\$379,200	\$421,300	\$463,400	\$505,600	\$547,700	\$589,800
3.25%	\$204,100	\$244,900	\$285,700	\$326,500	\$367,300	\$408,100	\$449,000	\$489,800	\$530,600	\$571,400
3.50%	\$197,800	\$237,300	\$276,900	\$316,400	\$356,000	\$395,600	\$435,100	\$474,700	\$514,200	\$553,800
3.75%	\$191,800	\$230,100	\$268,500	\$306,800	\$345,200	\$383,500	\$421,900	\$460,300	\$498,600	\$537,000
4.00%	\$186,000	\$223,200	\$260,400	\$297,600	\$334,800	\$372,100	\$409,300	\$446,500	\$483,700	\$520,900
4.25%	\$180,500	\$216,600	\$252,700	\$288,900	\$325,000	\$361,100	\$397,200	\$433,300	\$469,400	\$505,500
4.50%	\$175,300	\$210,300	\$245,400	\$280,500	\$315,500	\$350,600	\$385,600	\$420,700	\$455,700	\$490,800
4.75%	\$170,300	\$204,300	\$238,400	\$272,400	\$306,500	\$340,500	\$374,600	\$408,600	\$442,700	\$476,700
5.00%	\$165,400	\$198,500	\$231,600	\$264,700	\$297,800	\$330,900	\$364,000	\$397,100	\$430,100	\$463,200
5.25%	\$160,800	\$193,000	\$225,200	\$257,300	\$289,500	\$321,700	\$353,800	\$386,000	\$418,200	\$450,300
5.50%	\$156,400	\$187,700	\$219,000	\$250,300	\$281,600	\$312,800	\$344,100	\$375,400	\$406,700	\$438,000
5.75%	\$152,200	\$182,600	\$213,100	\$243,500	\$273,900	\$304,400	\$334,800	\$365,300	\$395,700	\$426,100
6.00%	\$148,100	\$177,800	\$207,400	\$237,000	\$266,600	\$296,300	\$325,900	\$355,500	\$385,100	\$414,800
6.25%	\$144,200	\$173,100	\$201,900	\$230,800	\$259,600	\$288,500	\$317,300	\$346,200	\$375,000	\$403,900
6.50%	\$140,500	\$168,600	\$196,700	\$224,800	\$252,900	\$281,000	\$309,100	\$337,200	\$365,300	\$393,400

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI		FAMILY SIZE: 4 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,250	\$48,300	\$56,350	\$64,400	\$72,450	\$80,500	\$88,550	\$96,600	\$104,650	\$112,700
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$233,900	\$280,700	\$327,500	\$374,200	\$421,000	\$467,800	\$514,600	\$561,400	\$608,100	\$654,900
3.25%	\$226,600	\$271,900	\$317,200	\$362,500	\$407,900	\$453,200	\$498,500	\$543,800	\$589,100	\$634,400
3.50%	\$219,600	\$263,500	\$307,400	\$351,400	\$395,300	\$439,200	\$483,100	\$527,100	\$571,000	\$614,900
3.75%	\$212,900	\$255,500	\$298,100	\$340,700	\$383,300	\$425,900	\$468,500	\$511,000	\$553,600	\$596,200
4.00%	\$206,600	\$247,900	\$289,200	\$330,500	\$371,800	\$413,100	\$454,400	\$495,700	\$537,000	\$578,400
4.25%	\$200,500	\$240,500	\$280,600	\$320,700	\$360,800	\$400,900	\$441,000	\$481,100	\$521,200	\$561,300
4.50%	\$194,600	\$233,500	\$272,500	\$311,400	\$350,300	\$389,200	\$428,200	\$467,100	\$506,000	\$544,900
4.75%	\$189,000	\$226,800	\$264,700	\$302,500	\$340,300	\$378,100	\$415,900	\$453,700	\$491,500	\$529,300
5.00%	\$183,700	\$220,400	\$257,200	\$293,900	\$330,700	\$367,400	\$404,100	\$440,900	\$477,600	\$514,400
5.25%	\$178,600	\$214,300	\$250,000	\$285,700	\$321,400	\$357,200	\$392,900	\$428,600	\$464,300	\$500,000
5.50%	\$173,700	\$208,400	\$243,100	\$277,900	\$312,600	\$347,400	\$382,100	\$416,800	\$451,600	\$486,300
5.75%	\$169,000	\$202,800	\$236,600	\$270,400	\$304,200	\$338,000	\$371,800	\$405,600	\$439,300	\$473,100
6.00%	\$164,500	\$197,400	\$230,300	\$263,200	\$296,100	\$329,000	\$361,900	\$394,700	\$427,600	\$460,500
6.25%	\$160,200	\$192,200	\$224,200	\$256,300	\$288,300	\$320,300	\$352,300	\$384,400	\$416,400	\$448,400
6.50%	\$156,000	\$187,200	\$218,400	\$249,600	\$280,800	\$312,000	\$343,200	\$374,400	\$405,600	\$436,800

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI									
	FAMILY SIZE: 5 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$43,500	\$52,200	\$60,900	\$69,600	\$78,300	\$87,000	\$95,700	\$104,400	\$113,100	\$121,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$252,800	\$303,300	\$353,900	\$404,500	\$455,000	\$505,600	\$556,100	\$606,700	\$657,200	\$707,800
3.25%	\$244,900	\$293,900	\$342,800	\$391,800	\$440,800	\$489,800	\$538,700	\$587,700	\$636,700	\$685,700
3.50%	\$237,300	\$284,800	\$332,300	\$379,700	\$427,200	\$474,700	\$522,100	\$569,600	\$617,100	\$664,500
3.75%	\$230,100	\$276,200	\$322,200	\$368,200	\$414,200	\$460,300	\$506,300	\$552,300	\$598,300	\$644,400
4.00%	\$223,200	\$267,900	\$312,500	\$357,200	\$401,800	\$446,500	\$491,100	\$535,800	\$580,400	\$625,100
4.25%	\$216,600	\$260,000	\$303,300	\$346,600	\$390,000	\$433,300	\$476,600	\$519,900	\$563,300	\$606,600
4.50%	\$210,300	\$252,400	\$294,500	\$336,500	\$378,600	\$420,700	\$462,700	\$504,800	\$546,900	\$588,900
4.75%	\$204,300	\$245,200	\$286,000	\$326,900	\$367,700	\$408,600	\$449,500	\$490,300	\$531,200	\$572,100
5.00%	\$198,500	\$238,200	\$277,900	\$317,600	\$357,400	\$397,100	\$436,800	\$476,500	\$516,200	\$555,900
5.25%	\$193,000	\$231,600	\$270,200	\$308,800	\$347,400	\$386,000	\$424,600	\$463,200	\$501,800	\$540,400
5.50%	\$187,700	\$225,200	\$262,800	\$300,300	\$337,900	\$375,400	\$412,900	\$450,500	\$488,000	\$525,600
5.75%	\$182,600	\$219,200	\$255,700	\$292,200	\$328,700	\$365,300	\$401,800	\$438,300	\$474,800	\$511,400
6.00%	\$177,800	\$213,300	\$248,900	\$284,400	\$320,000	\$355,500	\$391,100	\$426,600	\$462,200	\$497,700
6.25%	\$173,100	\$207,700	\$242,300	\$276,900	\$311,600	\$346,200	\$380,800	\$415,400	\$450,000	\$484,700
6.50%	\$168,600	\$202,300	\$236,100	\$269,800	\$303,500	\$337,200	\$370,900	\$404,700	\$438,400	\$472,100

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1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI									
	FAMILY SIZE: 6 PERSON									
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$46,700	\$56,040	\$65,380	\$74,720	\$84,060	\$93,400	\$102,740	\$112,080	\$121,420	\$130,760
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$271,400	\$325,700	\$379,900	\$434,200	\$488,500	\$542,800	\$597,000	\$651,300	\$705,600	\$759,900
3.25%	\$262,900	\$315,500	\$368,100	\$420,600	\$473,200	\$525,800	\$578,400	\$631,000	\$683,500	\$736,100
3.50%	\$254,800	\$305,800	\$356,700	\$407,700	\$458,600	\$509,600	\$560,600	\$611,500	\$662,500	\$713,400
3.75%	\$247,100	\$296,500	\$345,900	\$395,300	\$444,700	\$494,100	\$543,500	\$592,900	\$642,300	\$691,800
4.00%	\$239,700	\$287,600	\$335,500	\$383,400	\$431,400	\$479,300	\$527,200	\$575,200	\$623,100	\$671,000
4.25%	\$232,600	\$279,100	\$325,600	\$372,100	\$418,600	\$465,200	\$511,700	\$558,200	\$604,700	\$651,200
4.50%	\$225,800	\$271,000	\$316,100	\$361,300	\$406,500	\$451,600	\$496,800	\$541,900	\$587,100	\$632,300
4.75%	\$219,300	\$263,200	\$307,100	\$350,900	\$394,800	\$438,700	\$482,500	\$526,400	\$570,300	\$614,100
5.00%	\$213,100	\$255,800	\$298,400	\$341,000	\$383,600	\$426,300	\$468,900	\$511,500	\$554,100	\$596,800
5.25%	\$207,200	\$248,600	\$290,100	\$331,500	\$373,000	\$414,400	\$455,800	\$497,300	\$538,700	\$580,200
5.50%	\$201,500	\$241,800	\$282,100	\$322,400	\$362,700	\$403,000	\$443,300	\$483,600	\$523,900	\$564,200
5.75%	\$196,100	\$235,300	\$274,500	\$313,700	\$352,900	\$392,100	\$431,300	\$470,500	\$509,800	\$549,000
6.00%	\$190,800	\$229,000	\$267,200	\$305,300	\$343,500	\$381,700	\$419,800	\$458,000	\$496,200	\$534,300
6.25%	\$185,800	\$223,000	\$260,200	\$297,300	\$334,500	\$371,600	\$408,800	\$446,000	\$483,100	\$520,300
6.50%	\$181,000	\$217,200	\$253,400	\$289,600	\$325,800	\$362,000	\$398,200	\$434,400	\$470,600	\$506,800

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2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI		FAMILY SIZE: 7 PERSON							
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$49,950	\$59,940	\$69,930	\$79,920	\$89,910	\$99,900	\$109,890	\$119,880	\$129,870	\$139,860
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$290,300	\$348,300	\$406,400	\$464,400	\$522,500	\$580,500	\$638,600	\$696,600	\$754,700	\$812,700
3.25%	\$281,200	\$337,400	\$393,700	\$449,900	\$506,100	\$562,400	\$618,600	\$674,900	\$731,100	\$787,300
3.50%	\$272,500	\$327,000	\$381,500	\$436,000	\$490,600	\$545,100	\$599,600	\$654,100	\$708,600	\$763,100
3.75%	\$264,200	\$317,100	\$369,900	\$422,800	\$475,600	\$528,500	\$581,300	\$634,200	\$687,000	\$739,900
4.00%	\$256,300	\$307,600	\$358,900	\$410,100	\$461,400	\$512,700	\$563,900	\$615,200	\$666,500	\$717,700
4.25%	\$248,800	\$298,500	\$348,300	\$398,000	\$447,800	\$497,500	\$547,300	\$597,000	\$646,800	\$696,500
4.50%	\$241,500	\$289,800	\$338,100	\$386,400	\$434,700	\$483,100	\$531,400	\$579,700	\$628,000	\$676,300
4.75%	\$234,600	\$281,500	\$328,400	\$375,400	\$422,300	\$469,200	\$516,100	\$563,000	\$610,000	\$656,900
5.00%	\$228,000	\$273,600	\$319,200	\$364,700	\$410,300	\$455,900	\$501,500	\$547,100	\$592,700	\$638,300
5.25%	\$221,600	\$265,900	\$310,300	\$354,600	\$398,900	\$443,200	\$487,600	\$531,900	\$576,200	\$620,500
5.50%	\$215,500	\$258,600	\$301,700	\$344,900	\$388,000	\$431,100	\$474,200	\$517,300	\$560,400	\$603,500
5.75%	\$209,700	\$251,600	\$293,600	\$335,500	\$377,500	\$419,400	\$461,300	\$503,300	\$545,200	\$587,200
6.00%	\$204,100	\$244,900	\$285,800	\$326,600	\$367,400	\$408,200	\$449,100	\$489,900	\$530,700	\$571,500
6.25%	\$198,800	\$238,500	\$278,300	\$318,000	\$357,800	\$397,500	\$437,300	\$477,000	\$516,800	\$556,500
6.50%	\$193,600	\$232,300	\$271,100	\$309,800	\$348,500	\$387,200	\$426,000	\$464,700	\$503,400	\$542,100

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**



MAUI COUNTY AFFORDABLE SALES PRICE GUIDELINES*

2016

COUNTY:	MAUI		FAMILY SIZE:		8 PERSON					
% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$53,150	\$63,780	\$74,410	\$85,040	\$95,670	\$106,300	\$116,930	\$127,560	\$138,190	\$148,820
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.00%	\$308,900	\$370,600	\$432,400	\$494,200	\$556,000	\$617,700	\$679,500	\$741,300	\$803,000	\$864,800
3.25%	\$299,200	\$359,100	\$418,900	\$478,700	\$538,600	\$598,400	\$658,300	\$718,100	\$777,900	\$837,800
3.50%	\$290,000	\$348,000	\$406,000	\$464,000	\$522,000	\$580,000	\$638,000	\$696,000	\$754,000	\$812,000
3.75%	\$281,200	\$337,400	\$393,600	\$449,900	\$506,100	\$562,400	\$618,600	\$674,800	\$731,100	\$787,300
4.00%	\$272,800	\$327,300	\$381,900	\$436,400	\$491,000	\$545,500	\$600,100	\$654,600	\$709,200	\$763,700
4.25%	\$264,700	\$317,600	\$370,600	\$423,500	\$476,500	\$529,400	\$582,300	\$635,300	\$688,200	\$741,200
4.50%	\$257,000	\$308,400	\$359,800	\$411,200	\$462,600	\$514,000	\$565,400	\$616,800	\$668,200	\$719,600
4.75%	\$249,600	\$299,600	\$349,500	\$399,400	\$449,300	\$499,300	\$549,200	\$599,100	\$649,000	\$699,000
5.00%	\$242,600	\$291,100	\$339,600	\$388,100	\$436,600	\$485,100	\$533,700	\$582,200	\$630,700	\$679,200
5.25%	\$235,800	\$283,000	\$330,100	\$377,300	\$424,500	\$471,600	\$518,800	\$566,000	\$613,100	\$660,300
5.50%	\$229,300	\$275,200	\$321,100	\$366,900	\$412,800	\$458,700	\$504,600	\$550,400	\$596,300	\$642,200
5.75%	\$223,100	\$267,800	\$312,400	\$357,000	\$401,600	\$446,300	\$490,900	\$535,500	\$580,200	\$624,800
6.00%	\$217,200	\$260,600	\$304,100	\$347,500	\$390,900	\$434,400	\$477,800	\$521,300	\$564,700	\$608,100
6.25%	\$211,500	\$253,800	\$296,100	\$338,400	\$380,700	\$423,000	\$465,300	\$507,600	\$549,900	\$592,200
6.50%	\$206,000	\$247,200	\$288,400	\$329,600	\$370,800	\$412,000	\$453,200	\$494,400	\$535,600	\$576,900

*Please note that market sales prices may be lower than these sales price guidelines.

1. Based on **2016** Very low income levels established by HUD for various family sizes. See the "Income Schedule by Family Size" table for a more detailed explanation.
2. Mortgage term: **30 years** 360
3. Housing Expense of: **28.00%**
4. Down Payment of: **5.00%**