



Habitat for Humanity of Lenawee County
 1043 E. US-223, Adrian MI, 49221
 517-265-6157 | smeikle@habitat-lenawee.org
www.habitat-lenawee.org

2026 Home Repair Program, Pre-Application

Thank you for your interest in Habitat for Humanity of Lenawee County’s home repair program. Through a variety of grant partnerships, we provide funding for home repairs with a focus on critical repairs necessary to safely remain in the home. Our repairs program is designed to assist low to moderate income residents of Lenawee County.

If you are interested in assistance with home repairs, please read and complete the following documents and submit to Habitat for Humanity of Lenawee County – 1043 E. US-223, Adrian MI, 49221 or email to smeikle@habitat-lenawee.org

- The property must be owner-occupied, the primary residence for a minimum of 6 months, and located in Lenawee County
- The property must be in need of repairs or maintenance:
 - Roof, windows, insulation, furnace, hot water heater, etc. (Complete list of qualifying repairs pg.4)
 - Accessibility/disability modifications are eligible
 - Flooring, painting and other cosmetic changes are not eligible
- Homeowner(s) must be either a U.S. citizen or a Permanent Legal Resident
- Only owner-occupied 1-4 family homes, condominiums, townhomes, and manufactured housing deeded as Real Estate are eligible. **Land contracts, mobile homes, homes used as rental units and dwellings that are not the primary residence of the applicant are not eligible.**
- Household must be willing to complete sweat/social equity (data and document collection, volunteer work, be on site for repairs, clean up/move any items in home as required before repairs).
- Homeowner(s) must be current with the following:
 - Mortgage loan payment (if the homeowner is still making payments)
 - Homeowner’s insurance policy
 - Property taxes

- **At this time, mobile homes are not eligible for our funding sources**

Household income must be below 80% of the area median income (AMI) for Lenawee County, as indicated in the chart at right.

My Combined gross monthly household income is \$ _____

Date _____

2025-2026 Income Guidelines	
<i>(Note: Income limits are subject to change based on 80% AMI numbers provided by HUD)</i>	
Household Size (includes all persons living in home)	Maximum Monthly Income* (before taxes)
1	\$3,937
2	\$4,500
3	\$5,062
4	\$5,620
5	\$6,070
6	\$6,520
7	\$6,970
8	\$7,420



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

Homeowner #1		Homeowner #2	
Legal name		Legal name	
Date of birth	Age	Date of birth	Age
Phone		Phone	
Email		Email	
Employer		Employer	

Household information	
Name(s) on the title of the home:	Month/year purchased or last changed deed date:
Street Address	
City	Zip

List the names, ages, and relationship to you of ALL people living in your home.
Please use an additional sheet of paper if you need more space.

Legal Name	Date of Birth	Age	Relationship to you	Disabled	Veteran

Do you need a wheelchair ramp?	YES	NO
Do you own your home?	YES	NO
Is your home a mobile home? (only mobile homes with a permanent foundation are eligible)	YES	NO
Are you current on all mortgage payments?	YES	NO
Do you have homeowners insurance and is it current?	YES	NO
Are you current on all property taxes?	YES	NO

Has anyone currently living in the home served in the military?	YES	NO
- If yes, does that person have a DD214?	YES	NO
Is anyone currently living in the home over the age 62?	YES	NO
Have you received Federal Home Loan Bank or Habitat for Humanity of Lenawee County Grant Money in the last 5 years?	YES	NO

Do you have Consumers Energy as a utility provider? If Yes, is it for gas, electric or a combination of both? Please also include Consumers account number. _____

Use this space if you need to add household members or to provide additional information relevant to your request. Continue to next page.

Things You Need To Know:

- This form is **NOT an application**. It is a Pre-Application Form used to collect information about your household and your repair needs. This step must be taken in order to be placed on the list to receive an application when they become available.
- If the requested repair is not included on the list of qualified repairs, assistance cannot be provided for that specific request. Additionally, accessibility-related repairs must be determined to address an immediate health or safety need in order to qualify for assistance. Repairs that do not meet this threshold may be deemed ineligible.
- In order to be eligible for the repair program, you **must** own your home, be current on mortgage payments and be current on your property taxes and insurance. Land Contracts are not eligible for repairs.
- Grant money is money given by organizations that does not need to be paid back.
- Habitat Lenawee's Critical Repair grants have a maximum of \$15,000.
 - These allowances are subject to change and are not guaranteed from year to year. Applicants will be notified at time of applying if these amounts have changed.
- If the repair you are looking to get, costs MORE than the grant money covers, you will have to provide proof that you are able to cover the remaining balance or we will not be able to accept your application as complete.
- Applicants are expected to treat all staff and contractors with respect and professionalism. If it is determined that this expectation has not been met, Habitat for Humanity of Lenawee County reserves the right to discontinue consideration for future eligibility of funding.
- Recipients utilizing MSHDA grant funds, a lien shall be required for any repair (s) with a total cost of \$10,000 or more. Such lien shall be structured as a five-year, 100% forgivable lien, subject to the terms and conditions of the program.
- Applicants are required to obtain and submit a minimum of two (2) written quotes from licensed and insured contractors prior to project pre-approval. Submitted bids must be within twenty-five percent (25%) of each other. If the bids exceed the twenty-five percent (25%) variance threshold, additional quote(s) may be required. All bids must comply with applicable organizational standards and funding source requirements.
- Home repair projects will be completed in accordance with the approved bid. Any changes to the scope of work must be submitted in writing and approved by all parties prior to implementation.
- Project areas shall be free of excessive clutter or obstructions that could impede access to job areas or create safety risks.
- Animals must be secure, restrained, or removed from the work area during site visits and construction activities.
- Smoking, vaping, or the use of tobacco or other substances is prohibited in the presence of program staff and contractors.
- Quotes and Financial Documents that exceed 30 days from the day the application is submitted cannot be accepted and will have to be updated.
- Applicants must submit all required documentation by the established deadline. Required documentation may vary based on funding source requirements. Failure to provide complete and timely documentation may result in delays or disqualification from consideration.
- If you have any questions, please contact our Home Repair Project Manager
 - Name Sarah Meikle
 - Phone 517-265-6157
 - Address 1043 E. US-223, Adrian MI, 49221
 - Email smeikle@habitat-lenawee.org

The following repair/replacement of existing elements are eligible for funding:

ELIGIBLE HOME REPAIRS

- HVAC systems and ductwork
- Siding
- Roof and/or chimney
- Water Heater
- Gutters and downspouts
- Windows
- Exterior doors (including overhead garage)
- Soffit and Fascia
- Insulation or weatherization
- Electrical
- Ceiling and drywall repair (due to roof failure)
- Plumbing Sump-pump systems
- Basement/Crawlspace Waterproofing
- Minor home repairs

THE FOLLOWING ACCESSIBILITY & SAFETY REPAIRS ARE ALSO AVAILABLE

- Entry Ramps
- Stairwell/handrails
- Entry Steps/Stairs
- Mold and/or mildew remediation
- Levered door handles
- Interior/Exterior handrails
- Widened doorways
- Internal Chair or Wheelchair lifts
- Relocation of washer/dryer from basement to main level of the home
- Installation of walk-in shower
- ADA height toilets and fixtures
- Grab bars

Please provide a brief description of repairs needed:
