

2023 GUNNISON COUNTY AREA MEDIAN INCOME (AMI)

Calculated based on income levels issued by HUD as of 5/17/2023

Household size	HUD 30%	40%	HUD 50%	60%	70%	HUD 80%	90%	100%	110%	120%	125%	130%	140%	150%	160%	180%	200%	220%	240%	260%
1 person	\$19,700	\$26,240	\$32,800	\$39,360	\$45,920	\$52,500	\$59,040	\$65,600	\$72,160	\$78,720	\$82,000	\$85,280	\$91,840	\$98,400	\$104,960	\$118,080	\$131,200	\$158,752	\$188,928	\$213,200
1.5 person	\$21,100	\$28,120	\$35,150	\$42,180	\$49,210	\$56,240	\$63,270	\$70,300	\$77,330	\$84,360	\$87,875	\$91,390	\$98,420	\$105,450	\$112,480	\$126,540	\$140,600	\$170,126	\$202,464	\$228,475
2 person	\$22,500	\$30,000	\$37,500	\$45,000	\$52,500	\$60,000	\$67,500	\$75,000	\$82,500	\$90,000	\$93,750	\$97,500	\$105,000	\$112,500	\$120,000	\$135,000	\$150,000	\$181,500	\$216,000	\$243,750
3 person	\$25,300	\$33,760	\$42,200	\$50,640	\$59,080	\$67,500	\$75,960	\$84,400	\$92,840	\$101,280	\$105,500	\$109,720	\$118,160	\$126,600	\$135,040	\$151,920	\$168,800	\$204,248	\$243,072	\$274,300
4 person	\$30,000	\$37,480	\$46,850	\$56,220	\$65,590	\$74,950	\$84,330	\$93,700	\$103,070	\$112,440	\$117,125	\$121,810	\$131,180	\$140,550	\$149,920	\$168,660	\$187,400	\$226,754	\$269,856	\$304,525
4.5 person	\$32,570	\$38,980	\$48,725	\$58,470	\$68,215	\$77,960	\$87,705	\$97,450	\$107,195	\$116,940	\$121,813	\$126,685	\$136,430	\$146,175	\$155,920	\$175,410	\$194,900	\$235,829	\$280,656	\$316,713
5 person	\$35,140	\$40,480	\$50,600	\$60,720	\$70,840	\$80,950	\$91,080	\$101,200	\$111,320	\$121,440	\$126,500	\$131,560	\$141,680	\$151,800	\$161,920	\$182,160	\$202,400	\$244,904	\$291,456	\$328,900
6 person	\$40,280	\$43,624	\$54,530	\$65,436	\$76,342	\$86,950	\$98,154	\$109,060	\$119,966	\$130,872	\$136,325	\$141,778	\$152,684	\$163,590	\$174,496	\$196,308	\$218,120	\$263,925	\$314,093	\$354,445
7 person	\$45,420	\$46,480	\$58,100	\$69,720	\$81,340	\$92,950	\$104,580	\$116,200	\$127,820	\$139,440	\$145,250	\$151,060	\$162,680	\$174,300	\$185,920	\$209,160	\$232,400	\$281,204	\$334,656	\$377,650
8 person	\$50,560	\$49,480	\$61,850	\$74,220	\$86,590	\$98,950	\$111,330	\$123,700	\$136,070	\$148,440	\$154,625	\$160,810	\$173,180	\$185,550	\$197,920	\$222,660	\$247,400	\$299,354	\$356,256	\$402,025

MAXIMUM AFFORDABLE MONTHLY RENT BURDEN INCLUDING UTILITIES

Assumptions

Bedroom occupancy 1.5 persons

Housing cost burden, including utilities 30%

	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	125%	130%	140%	150%	160%	180%	200%	220%	240%	260%
Studio (1 person)	\$493	\$656	\$820	\$984	\$1,148	\$1,313	\$1,476	\$1,640	\$1,804	\$1,968	\$2,050	\$2,132	\$2,296	\$2,460	\$2,624	\$2,952	\$3,280	\$3,969	\$4,723	\$5,330
1 bed (1.5 person)	\$528	\$703	\$879	\$1,055	\$1,230	\$1,406	\$1,582	\$1,758	\$1,933	\$2,109	\$2,197	\$2,285	\$2,461	\$2,636	\$2,812	\$3,164	\$3,515	\$4,253	\$5,062	\$5,712
2 bed (3 person)	\$633	\$844	\$1,055	\$1,266	\$1,477	\$1,688	\$1,899	\$2,110	\$2,321	\$2,532	\$2,638	\$2,743	\$2,954	\$3,165	\$3,376	\$3,798	\$4,220	\$4,538	\$5,400	\$6,094
3 bed (4.5 person)	\$814	\$975	\$1,218	\$1,462	\$1,705	\$1,949	\$2,193	\$2,436	\$2,680	\$2,924	\$3,045	\$3,167	\$3,411	\$3,654	\$3,898	\$4,365	\$4,873	\$5,106	\$6,077	\$6,858
4 bed (6 person)	\$1,007	\$1,091	\$1,363	\$1,636	\$1,909	\$2,174	\$2,454	\$2,727	\$2,999	\$3,272	\$3,408	\$3,544	\$3,817	\$4,090	\$4,362	\$4,908	\$5,453	\$5,669	\$6,746	\$7,613

MAXIMUM SALES PRICE AFFORDABILITY GUIDELINES

Assumptions

Interest Rate 7.50%

LTV 90%

Loan Term 360 30Y mortgage term

Backend Ratio: Cost burden included in maximum achievable monthly payment for taxes and insurance calculated as follows:

Units ≤100% \$250

Units >100% \$350

MAXIMUM ACHIEVABLE MONTHLY MORTGAGE INCLUDING PRINCIPAL, INTEREST, TAXES AND INSURANCE

	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	125%	130%	140%	150%	160%	180%	200%	220%	240%	260%
Studio (1 person)	\$243	\$406	\$570	\$734	\$898	\$1,063	\$1,226	\$1,390	\$1,454	\$1,618	\$1,700	\$1,782	\$1,946	\$2,110	\$2,274	\$2,602	\$2,930	\$3,619	\$4,373	\$4,980
1 bed (1.5 person)	\$278	\$453	\$629	\$805	\$980	\$1,156	\$1,332	\$1,508	\$1,583	\$1,759	\$1,847	\$1,935	\$2,111	\$2,286	\$2,462	\$2,814	\$3,165	\$3,903	\$4,712	\$5,362
2 bed (3 person)	\$383	\$594	\$805	\$1,016	\$1,227	\$1,438	\$1,649	\$1,860	\$1,971	\$2,182	\$2,288	\$2,393	\$2,604	\$2,815	\$3,026	\$3,448	\$3,870	\$4,188	\$5,050	\$5,744
3 bed (4.5 person)	\$564	\$725	\$968	\$1,212	\$1,455	\$1,699	\$1,943	\$2,186	\$2,330	\$2,574	\$2,695	\$2,817	\$3,061	\$3,304	\$3,548	\$4,035	\$4,523	\$4,756	\$5,727	\$6,508
4 bed (6 person)	\$757	\$841	\$1,113	\$1,386	\$1,659	\$1,924	\$2,204	\$2,477	\$2,649	\$2,922	\$3,058	\$3,194	\$3,467	\$3,740	\$4,012	\$4,558	\$5,103	\$5,319	\$6,396	\$7,263

MAXIMUM ACHIEVABLE MORTGAGE

	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	125%	130%	140%	150%	160%	180%	200%	220%	240%	260%
Studio (1 person)	\$38,535	\$64,517	\$90,578	\$116,639	\$142,700	\$168,840	\$194,822	\$220,883	\$231,053	\$257,114	\$270,144	\$283,175	\$309,236	\$335,297	\$361,358	\$413,480	\$465,602	\$575,058	\$694,939	\$791,364
1 bed (1.5 person)	\$44,097	\$71,986	\$99,914	\$127,842	\$155,770	\$183,738	\$211,626	\$239,555	\$251,592	\$279,520	\$293,484	\$307,448	\$335,376	\$363,305	\$391,233	\$447,089	\$502,945	\$620,244	\$748,713	\$852,047
2 bed (3 person)	\$60,782	\$94,392	\$127,921	\$161,451	\$194,981	\$228,431	\$262,040	\$295,570	\$313,209	\$346,738	\$363,503	\$380,268	\$413,798	\$447,327	\$480,857	\$547,916	\$614,976	\$665,429	\$802,488	\$912,731
3 bed (4.5 person)	\$89,664	\$115,129	\$153,843	\$192,557	\$231,271	\$269,946	\$308,700	\$347,414	\$370,237	\$408,951	\$428,308	\$447,665	\$486,379	\$525,093	\$563,807	\$641,235	\$718,664	\$755,800	\$910,037	\$1,034,097
4 bed (6 person)	\$120,294	\$133,578	\$176,905	\$220,231	\$263,558	\$305,700	\$350,210	\$393,537	\$420,972	\$464,299	\$485,962	\$507,625	\$550,952	\$594,278	\$637,604	\$724,257	\$810,910	\$845,210	\$1,016,442	\$1,154,172

THESE FIGURES ARE SUBJECT TO CHANGE WITHOUT NOTICE