

**Income Levels and Affordability Ranges
First Quarter 2006: January 1 To March 31, 2006**

New Castle County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$21,630	\$58,752	\$205,000	(\$146,248)
60%	\$43,260	\$133,440	\$205,000	(\$71,560)
80%	\$57,680	\$183,233	\$205,000	(\$21,767)
100%	\$72,100	\$233,025	\$205,000	\$28,025
115%	\$82,915	\$270,370	\$205,000	\$65,370

Kent County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,740	\$41,866	\$191,500	(\$149,634)
60%	\$33,480	\$99,670	\$191,500	(\$91,830)
80%	\$44,640	\$138,205	\$191,500	(\$53,295)
100%	\$55,800	\$176,741	\$191,500	(\$14,759)
115%	\$64,170	\$205,643	\$191,500	\$14,143

Sussex County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,260	\$40,209	\$240,000	(\$199,791)
60%	\$32,520	\$96,355	\$240,000	(\$143,645)
80%	\$43,360	\$133,786	\$240,000	(\$106,214)
100%	\$54,200	\$171,216	\$240,000	(\$68,784)
115%	\$62,330	\$199,289	\$240,000	(\$40,711)

Assumptions:

* Median Incomes based on HUD's 2006 standard

**Loan terms of 30 years at 6.43% with qualifying amount based on 33%/38% Debt-to Income Ratio (HUD Standard)

Estimated Tax and Insurance Costs of \$100

An estimated "other debt" of 12% was added (ex. school loans, credit cards, etc.)

***Source: *neighborhoods* software

Income Levels and Affordability Ranges
Second Quarter 2006: April 1 To June 30, 2006

New Castle County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$21,630	\$58,752	\$224,000	(\$165,248)
60%	\$43,260	\$133,440	\$224,000	(\$90,560)
80%	\$57,680	\$183,233	\$224,000	(\$40,767)
100%	\$72,100	\$233,025	\$224,000	\$9,025
115%	\$82,915	\$270,370	\$224,000	\$46,370

Kent County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,740	\$41,866	\$235,000	(\$193,134)
60%	\$33,480	\$99,670	\$235,000	(\$135,330)
80%	\$44,640	\$138,205	\$235,000	(\$96,795)
100%	\$55,800	\$176,741	\$235,000	(\$58,259)
115%	\$64,170	\$205,643	\$235,000	(\$29,357)

Sussex County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,260	\$40,209	\$236,000	(\$195,791)
60%	\$32,520	\$96,355	\$236,000	(\$139,645)
80%	\$43,360	\$133,786	\$236,000	(\$102,214)
100%	\$54,200	\$171,216	\$236,000	(\$64,784)
115%	\$62,330	\$199,289	\$236,000	(\$36,711)

Assumptions:

* Median Incomes based on HUD's 2006 standard

**Loan terms of 30 years at 6.43% with qualifying amount based on 33%/38% Debt-to Income Ratio (HUD Standard)

Estimated Tax and Insurance Costs of \$100

An estimated "other debt" of 12% was added (ex. school loans, credit cards, etc.)

***Source: *neighborhoods* software for 2nd Quarter 2006

Income Levels and Affordability Ranges
Third Quarter 2006: July 1 To September 30, 2006

New Castle County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$21,630	\$59,873	\$251,000	(\$191,127)
60%	\$43,260	\$135,988	\$251,000	(\$115,012)
80%	\$57,680	\$186,731	\$251,000	(\$64,269)
100%	\$72,100	\$237,474	\$251,000	(\$13,526)
115%	\$82,915	\$275,531	\$251,000	\$24,531

Kent County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,740	\$42,666	\$225,000	(\$182,334)
60%	\$33,480	\$101,573	\$225,000	(\$123,427)
80%	\$44,640	\$140,844	\$225,000	(\$84,156)
100%	\$55,800	\$180,115	\$225,000	(\$44,885)
115%	\$64,170	\$209,569	\$225,000	(\$15,431)

Sussex County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,260	\$40,977	\$246,000	(\$205,023)
60%	\$32,520	\$98,194	\$246,000	(\$147,806)
80%	\$43,360	\$136,340	\$246,000	(\$109,660)
100%	\$54,200	\$174,485	\$246,000	(\$71,515)
115%	\$62,330	\$203,094	\$246,000	(\$42,906)

Assumptions:

* Median Incomes based on HUD's 2006 standard

**Loan terms of 30 years at 6.25% with qualifying amount based on 33%/38% Debt-to Income Ratio (HUD Standard)

Estimated Tax and Insurance Costs of \$100

An estimated "other debt" of 12% was added (ex. school loans, credit cards, etc.)

***Source: *neighborhoods* software for third quarter 2006

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Fourth Quarter 2006: October 1 to December 31 2006

New Castle County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$21,630	\$59,837	\$232,000	(\$172,163)
60%	\$43,260	\$135,988	\$232,000	(\$96,012)
80%	\$57,680	\$186,731	\$232,000	(\$45,269)
100%	\$72,100	\$237,474	\$232,000	\$5,474
115%	\$82,915	\$275,531	\$232,000	\$43,531

Kent County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,740	\$42,666	\$229,000	(\$186,334)
60%	\$33,480	\$101,573	\$229,000	(\$127,427)
80%	\$44,640	\$140,844	\$229,000	(\$88,156)
100%	\$55,800	\$180,115	\$229,000	(\$48,885)
115%	\$64,170	\$209,569	\$229,000	(\$19,431)

Sussex County

% of Median Income	Actual Income*	Qualifying Mortgage Amount **	Median Home Price***	Affordability Gap
30%	\$16,260	\$40,977	\$260,000	(\$219,023)
60%	\$32,520	\$98,194	\$260,000	(\$161,806)
80%	\$43,360	\$136,340	\$260,000	(\$123,660)
100%	\$54,200	\$174,485	\$260,000	(\$85,515)
115%	\$62,330	\$203,094	\$260,000	(\$56,906)

Assumptions:

* Median Incomes based on HUD's 2006 standard

**Loan terms of 30 years at 6.25% with qualifying amount based on 33%/38% Debt-to Income Ratio (HUD Standard)

Estimated Tax and Insurance Costs of \$100

An estimated "other debt" of 12% was added (ex. school loans, credit cards, etc.)

***Source: *neighborhoods* software for third quarter 2006

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