



## Homebuyer Education Program

Homeownership is an exciting experience. And, it's important to understand the benefits and responsibilities of homeownership. Habitat for Humanity of Teller County has created a Homebuyer Education program to prepare you for these new responsibilities. We focus on providing information to help you handle the new challenge of owning a home.

Partner Home Buyers are **required to attend these classes** prior to closing on their home. Class is offered consistently as the buyer begins the partnership process. Classes typically run 1 hour, depending on how interactive the class attendee(s) is. Some classes may require 2 sessions to complete.

### **Required classes at Habitat for Humanity of Teller County:**

**First Time Home Buyer** – Making the transition from renter to homeowner, an overview of the process of buying and preparing for relocation and home ownership. This is basically an overview of all classes going forward.

**Stress Management & Recreation (Family Management)** - The 5 stages of becoming a homeowner & handling the stress of this process on you and/or your family & activities to curtail over stressors.

**Financial Management** – This class covers many areas such as establishing good spending habits for a good credit status, budgeting now to prepare for the future, understanding homeownership costs, financial survival in the face of catastrophe, money saving ideas & devising monthly spending plans, prioritizing your debt, the importance of insurance, tax liability planning.

**Good Neighbor** – Having peaceful and cooperative relationships with your neighbors is a true blessing for any homeowner. This class provides information about positive communication skills, the importance of neighborhood/community involvement and a broad understanding of city ordinances.

**Controlling Energy Costs** – **Participants will** learn about their specific utilities, the units in their home using these services, the potential monthly costs and most effective ways to cut energy costs.

**Home Maintenance** – This class will touch upon the importance of preventative maintenance of their new home, maintenance calendars and checklists, tools needed to maintain the home, and about the warranty on items in their home. Some training will be provided about the most common home maintenance/repair items including plumbing, weatherization, deadbolts, hanging pictures and towel bars, and patching drywall. In addition, the site supervisor will do a complete walk-thru with you after closing to educate you on the specific systems within your personal home. Habitat will provide you with service providers for all systems that do malfunction.

**Legal Aspects** – Understanding your mortgage and closing documents, avoiding foreclosure. Participants will review the contract and the documents involved in the purchase of their home. You will come to understand your monthly payment, which includes escrows for property taxes and insurance.

### **Additional Classes (when applicable)**

**Landscaping Maintenance** - Habitat provides landscaping for the homes which includes sod, trees and shrubs. This class provides information about caring for these plants, and keeping up the exterior appearance of your home. You will also review “safe planting” in your neighborhood.

**Associations (HOA, POA, Water Associations)** – understand the requirements as well the financial obligation from dues assessed by either.

**These classes provide invaluable insight into the many facets of taking care of a home and the build site training also provides hands-on learning opportunities. All completed classes and time spent at the job site will provide all attendees hours toward the home buyer sweat equity requirement.**

### **Other Classes**

**Wills** - an attorney shares information about developing a Last Will and Testament to describe how a person can have their assets (to include your home) distributed and administered after their death.