

## *Homeowner Education Program*



Habitat for Humanity of Teller County (HFHTC) has created a Homeowner Education program to prepare homebuyers for the responsibility and the challenges of owning a home. Home Buyer Partners are **required to attend these classes** prior to purchasing a Habitat home. Class is offered consistently as the partnership process begins. Classes typically run 1 hour and will usually be held on Thursday evenings from 6pm to 7pm.

### **Required Classes**

**Orientation** - A quick introduction to Habitat International, Teller Habitat and a look at the Homebuyer Partnership Program. An overview of the process of becoming a Habitat homeowner will be presented. The participant will also be provided understanding of buying a HFHTC home at cost, the 2<sup>nd</sup> forgivable mortgages and deed restrictions. The sweat equity requirement will be explained, and some instructions on registering as a volunteer and the benefit of a circle of friends and family volunteers. Some releases will be completed during the class time. **Facilitated by Susan Cummings.**

**Budgeting** – This class time covers many areas such as establishing good monthly spending habits; Understanding Homeownership Costs, The importance of Savings and how to save; Financial Survival in the face of Catastrophe; The Importance of Insurance (life, HO, med, auto); Debt Management - 1 on 1 time with specific emphasis on current credit issues & affordability. **Facilitated by Karen Fay**

**Stress Management** – The homebuying process with HFHTC requires a great commitment and sacrifice. This class provides some tools to aid in keeping the home front calm, cool, and collected, so to speak. **Facilitated by Tracey Oswald**

**Development and Home Design** – A look at the new neighborhood plat and home layout the design of the homes we are going to build. **Facilitated by Keith Meier**

### **Mortgage Documents**

Class 1 - Purchase Contract - This class will review the HFHTC buy and sell contract to include sale price, 1<sup>st</sup> mortgage, 2<sup>nd</sup> forgivable mortgage, 3<sup>rd</sup> or 4<sup>th</sup> mortgage (if grants are involved) and deed restrictions. **Facilitated by Susan Cummings**

Class 2 - Loan Documents – the mortgage lender will provide a toolkit, which describes the home buying, home financing, settlement process, and their rights during the loan application process. Also covered will be the Loan Estimate reflecting credit costs items and transaction terms to secure the real property. Participants will come to understand the loan fee costs and the monthly loan payment and escrow. This class will also emphasis how to avoid foreclosure. **Facilitated by the mortgage company loan originator.**

**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. **Facilitated by IREA.**

**Home Interior Maintenance** – This class will touch upon the importance of preventative maintenance of the interior of the new home, maintenance calendars and checklists. Some training will be provided on the most common home maintenance/repair items and tools needed to maintain the interior of the home. Warranty programs will be discussed and participants will learn about the warranted items in their home. In addition, a complete walk-thru (prior to closing) to educate on the specific systems within your personal home, will be arranged. HFHTC will provide you with a list of service providers for repairs on all systems that can malfunction. **Facilitated by Rick Weaver.**

### **Good Neighbor**

Class 1 – Multi-family neighborhood - This class provides information about avoiding neighbor conflicts and conflict resolution.

Class 2 - 6 HOA Association – This class presents the importance of the neighborhood/community involvement through the Homeowners Associations and brings the homebuyer into the process of establishing the HOA. Also, a broad understanding of city ordinances that effect your potential neighborhood will be presented. **Facilitated by Susan Cummings.**

### **Closing Disclosures and Closing Documents**

This class will cover the Closing Disclosure statement and clarify business relationships between settlement service providers. Plus, this class will review briefly all the closing documents that could be presented at the closing table. Participants will be able to get an understanding of why funds will need to be brought to the purchase closing table and purchases just previous to closing.

**Facilitated by Lori of Empire Title.**

**Investments** – “Protecting the Farm” so to speak. How to plan for the future and the worst-case scenario if something should happen and you are left to pick up the pieces financially. Also includes tax planning. **Facilitated by Todd Smith.**

**Wills** – Participants will receive information about developing a Last Will and Testament to describe how a person can have their assets (to include a home) distributed and administered upon their death, untimely or otherwise. Examples will be presented of what happens if there is not a will in place and how a homeowner can establish transfer of home ownership to their select heirs.

**Facilitated by Ethan Rector.**

**Site Safety** – This class time will provide an opportunity to view a safety training video and receive a safety certificate, a requirement for anyone planning to work on the build site. **Facilitated by Fred Gustafson**

### **Other Classes when Applicable**

- **Landscaping Maintenance** – HFHTC provides landscaping for each home built. This can include sod, trees, shrubs and flowers. The participant will learn how to care for these plantings and keeping up the exterior appearance of the home. Some information will be presented regarding “safe planting” around the home.
- **Home Exterior Maintenance** - This class will touch upon the importance of preventative maintenance of the home exterior, maintenance calendars and checklists, tools needed to maintain the home, and about the warranty on the exterior items on the home. Some training may be provided about the most common home maintenance/repair items including weatherization, deck and porch upkeep, roof maintenance, gutter and vent maintenance, etc. In addition, a complete walk-thru (prior to closing) to educate you on the exterior of your personal home, will be arranged. Habitat will provide you with a list of service providers for repairs on all exterior components.

**These classes provide invaluable insight into the many facets of buying, owning, and taking care of a home (an asset). 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.**