



Homeowner Education

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. The following classes provide invaluable insight into the many facets of preparing to purchase, buying, owning, and taking care of a home (an investment). All completed classes will provide all attendees hours toward the homebuyer sweat equity requirement.

Required Classes

Orientation - A quick introduction to Habitat International, Teller Habitat and a quick look at the Homebuyer Partnership Program. This is presented at or before application submission. Contact the Homebuyer Services Director if you need this info prior to application submission.

Platt Development and Home Design – A look at the new neighborhood plat, homes systems and design, individual home floor plans and elevations of the homes we are building. No home selections will be made at this time.

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

Purchase Documents - This class will review the HFHTC buy and sell contract and addenda to include 1st Right of Refusal, Silent 2nd Mortgage, Shared Appreciation, AMI Resale. No contracts will be written at this time.

Budgeting – This class time covers many areas such as Understanding Homeownership Costs and Preparing now for the overhead of home ownership, Establishing good monthly savings habits, The importance of Savings, 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 & cleaning up any issues – counseling is available.

Loan Origination – The Homebuyer Partner will work with the HFHTC Qualified Loan Originator to begin this process of learning about Mortgage Loan Providers and determining the Homebuyer's eligibility and affordability.

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.

Home Purchase – Once eligible, the homebuyer will review the available homes and lots and make a choice of address and a contract to purchase will be drawn up and reviewed with the HFHTC Finance Director.

Closing Documents & Closing Disclosure - This class will review briefly all the closing documents that could be presented at the closing table. Participants will also be able to get an understanding of why funds will need to be brought to the purchase closing table by reviewing the Disclosure Statement.

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.

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 instruction 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. Once a home is built and systems are in place, a class on site will familiarize you with these. In addition, a complete walk-thru (prior to closing) to add some additional knowledge on the home 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.

Good Neighbor - This class provides information about avoiding neighbor conflicts and conflict resolution in a multi-family living situation. This class presents the importance of the neighborhood/community involvement through the associations and brings the homebuyer into the process of the importance of establishing and maintaining the HOA, POA, or Water association.

HOA Orientation – These classes will be the beginning stage to establish and organize the Neighborhood Owners Association or to become familiar with an established association. State and City ordinances that effect your neighborhood will be presented. The Declaration will be reviewed for establishing specific neighborhood rules and regulations or for becoming familiar with the established Declaration.

Interior Design – This class time will be 1 on 1 with our design coordinator, who will help the homebuyer bring to their home a functional, safe, and beautiful interior space by aiding in selecting decorative items, such as colors, lighting, and finish materials.

Mortgage Servicing – this class will provide an explanation of the home loan servicing process and the subsidy programs available to prevent foreclosure. This will be by phone conferencing with USDA and the HFHTC Finance Director or Homebuyer Services Director.

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, 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.
- **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.