

CALL LILY at 432-682-2520 TO SCHEDULE AN INTAKE APPOINTMENT
 PACKET MUST BE COMPLETED PRIOR TO SCHEDULING APPOINTMENT



Midland Community Development Corporation

208 South Marienfeld
 Midland, Texas 79701
 432-682-2520 FAX 432-704-5536

HOME FINANCING EXAMPLE

Purchase Price _____ \$185,900
 Less Homebuyer Contribution — (\$ 2,000)
 *Less Homebuyer Assistance — (\$ 14,000)
First Mortgage (will vary) \$ 169,900

*2nd Mortgage is forgivable if the homebuyer resides in the home for a minimum of 10 years. Other funds may be a combination of local, state and federal funds. Assistance funds may vary due to availability at the time of purchase.

House payment is subject to Homebuyer Assistance Program recommended 30% of family gross income. Therefore, homebuyer assistance will be adjusted to satisfy Homebuyer Assistance Program guidelines.

The dollar amounts listed above are only examples.



OUR PARTNERS



WHO CAN QUALIFY FOR HOMEBUYER ASSISTANCE?

- ⇒ **City of Midland resident for 30 days**
 Must meet U.S. Department of Housing and Urban Development (HUD) income guidelines. (June 2021)

# In Family	Maximum Income
1	\$53,350
2	\$60,950
3	\$68,550
4	\$76,150
5	\$82,250
6	\$88,350
7	\$94,450
8	\$100,550

- ⇒ **Be a first time homebuyer** according to HUD's definition
- ⇒ **Invest a minimum of \$2,000*** as well as all other costs not payable by the Homebuyer Assistance program
- ⇒ **Meet underwriting requirements** of the FHA Lender Bank
- ⇒ Completion of a HUD approved **homebuyer training course**
- ⇒ Have **satisfied prior governmental debts or tax obligations**
- ⇒ **Pre-Purchase:** The potential homebuyer must attend a one on one pre-purchase consultation



Midland Community Development Corporation
208 South Marienfeld Street
Midland, Texas 79701
Tel: (432) 682-2520
www.midlandcdc.org

Dear potential homeowner,

We are thrilled that you are taking the first step to your home buying journey and have contacted Midland Community Development Corporation about our **Pre-purchase Consultation services which include a Homebuyer Assistance Program (HAP) screening.**

To assist us in providing you with the most effective and efficient service, please complete the attached application packet as thoroughly as possible, including the budget form. Please include the following documents-we can make copies for you.

-Driver's license for all household members aged 18 years or older.

-Social Security cards for ALL members of the household.

-Proof of Income - Please refer to the Documentation Requirements-Application Checklist page enclosed with this letter.

-Credit report will be pulled on the date of your appointment. A credit report is required for all members of the household aged 18 years or older.

We are here to serve you! If there are questions or information you don't understand, that's okay, do your best. We will review your application, your documentation and verify that you have provided everything we need. Your application will need to be completely filled out and credit report fees paid before you are scheduled an appointment with your Pre-purchase Consultant. You may call us at (432) 682-2520 with your questions or concerns.

Sincerely,

Sandra Torres
Housing Director
(432) 682-2520
sandra@midlandcdc.org



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Documentation Requirements-Application Checklist

Below is the list of the documents that are **required** when you apply for our pre-purchase consultation services. These documents are **mandatory**, if applicable, to your household.

Household Income

- Copies of the six most current paystubs (for all working members).
- Copies of Tax Returns (for all working members) for the past two years.
- Copies of W-2 forms (for all working members) for the past two years.

If you are self-employed or receive commission or bonus, interest/ dividends, or rental income:

- Provide full tax returns for the last two years PLUS year-to-date Profit and Loss statement. (Please provide complete tax return including attached schedules and statements. If you have filed an extension, please supply a copy of the extension.)
- K-1's for all partnerships and S-Corporations for the last two years (please double-check your return. Most K-1's are not attached to the 1040.)
- Completed and signed Federal Partnership (1065) and/or Corporate Income Tax Returns (1120) including all schedules, statements and addenda for the last two years. (Required only if your ownership position is greater than 25%).

Alimony or Child Support

- Provide divorce decree/court order stating amount, as well as, child support income verification letter from Office of the Attorney General. (If you have online access to your case, you can log-in to request and print out your child support income verification letter.)

If the household receives Social Security income, Disability, VA benefits, Unemployment benefits and/or any other benefits:

- Please provide award letter from agency or organization.

Source of funds and down payment

Provide 3 months of bank statements for all checking and savings accounts or money market funds.

*Please note that your bank statements must be the original statements for each cycle month and MUST include all pages. **(No transaction journals accepted).**

Gifts – If part of your cash to close is a gift, provide Gift Affidavit and proof or receipt of funds.

Based on the information appearing on you application and/or your credit report, you may be required to submit additional documentation.



MIDLAND COMMUNITY DEVELOPMENT CORPORATION
208 SOUTH MARIENFELD STREET
MIDLAND, TX 79701
PHONE: (432) 682-2520

APPLICANT INFORMATION

Full Name:

Date of birth:

SSN:

Cell phone:

Home phone:

Work phone:

Email address:

Address History- 2 Year History- No Gaps, use backside of page for additional space

Current address:

County:

City:

State:

Zip Code:

(Please circle one) Own Rent Other

Monthly payment on rent:

Move in date:

Move out date:

Previous address:

City:

State:

Zip Code:

(Please circle one) Own Rent Other

Monthly payment on rent:

Move in date:

Move out date:

Are you currently receiving rental assistance? (circle one) Yes No N/A

Are you a U.S. Citizen?

Are you a permanent resident alien?

Education: (circle one) None Primary Junior High High School/GED Junior College College Vocational Graduate School

Marital status: (circle one) Single Married

Annual Household Income: (before taxes)

How many in the household?

1st Time Homebuyer: (circle one) Y N

Active Military: (circle one) Y N

Veteran: (circle one) Y N

How did you hear about our services?

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable law for the particular type of loan applied for.)

I do not wish to furnish this information

Ethnicity: Hispanic or Latino Not Hispanic or Latino

Race: Native Indian or Alaska Native Asian Black or African American
 White Hawaiian or Other Pacific Islander

Sex: Male Female





MIDLAND COMMUNITY DEVELOPMENT MIDLAND

208 SOUTH MARIENFELD STREET

MIDLAND, TX 79701

PHONE: (432) 682-2520

APPLICANT EMPLOYMENT INFORMATION – 2 year history- NO GAPS

Current employer:

Start date:

End date:

Employer address:

Position:

City:

State:

ZIP Code:

Phone:

E-mail:

Fax:

Gross Monthly Income: \$

Hourly Rate: \$

Hours per week:

Frequency: (circle one) Weekly Bi-Weekly/every other week Semi-monthly/twice a month Monthly

If less than two years at current job

Previous employer:

Start Date:

End Date:

Address:

Position:

City:

State:

ZIP Code:

Phone:

Email:

Fax:

Gross Monthly Income: \$

Hourly Rate: \$

Hours per week:

Frequency: (circle one) Weekly Bi-Weekly/every other week Semi-monthly/twice a month Monthly

CO-APPLICANT INFORMATION, IF FOR A JOINT CASE

Name:

Relationship to applicant:

Date of birth:

SSN:

Cell phone:

Home phone:

Work phone:

Email address:

Current address:

Same as applicant

City:

State:

ZIP Code:

(Please circle) Own Rent Other

Monthly payment or rent:

How Long?

Are you currently receiving rental assistance? (Circle) Yes No N/A

Are you a U.S. Citizen?

Are you a permanent resident alien?

1st Time Homebuyer: (circle) Y N

Active Military: (circle) Y N

Veteran: (circle) Y N

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable law for the particular type of loan applied for.)

I do not wish to furnish this information

Ethnicity: Hispanic or Latino Not Hispanic or Latino

Race: Native Indian or Alaska Native Asian Black or African American
 White Hawaiian or Other Pacific Islander

Sex: Male Female



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CO-APPLICANT EMPLOYMENT INFORMATION – 2 year history- NO GAPS

Current employer:

Start date:		End date:
Employer address:		Position:
City:	State:	ZIP Code:
Phone:	E-mail:	Fax:
Gross Monthly Income: \$	Hourly Rate: \$	Hours per week:
Frequency: (circle one) Weekly Bi-Weekly/every other week Semi-monthly/twice a month Monthly		

If less than two years at current job:

Previous employer:

Start Date:		End Date:
Address:		Position:
City:	State:	ZIP Code:
Phone:	Email:	Fax:
Gross Monthly Income: \$	Hourly Rate: \$	Hours per week:
Frequency: (circle one) Weekly Bi-Weekly/every other week Semi-monthly/twice a month Monthly		

OTHER SOURCE OF HOUSEHOLD INCOME

Description	Frequency (i.e. weekly, monthly, etc.)	Applicant	Co-Applicant	Other
		\$	\$	\$
		\$	\$	\$
		\$	\$	\$

Funds available for Down Payment or Closing Cost \$ _____

List any new/additional debts you pay on a monthly basis not showing on your credit report.

DEBT	Min. Monthly Payments	DEBT	Min. Monthly Payments
Auto	\$	Credit Card	\$
Student Loan	\$	Credit Card	\$
Installment Loan	\$	Installment Loan	\$
Other	\$	Other	\$

I/We certify that the information provided in this form is true and accurate to the best of my/our knowledge. I/we have provided information to Midland Community Development Corporation (MCDC) for the sole purpose of prequalification of homebuyer assistance and/or prequalification of a home. I understand that this is NOT a 1003-Uniform Residential Loan Application nor does it obligate me to purchase a home from MCDC.

Applicant Signature	Date:
Co-Applicant Signature	Date:



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HOUSEHOLD COMPOSITION FORM

Head of Household's Name: _____

Current Address (including City/State/Zip): _____

Home Phone Number: _____ Cell Phone Number: _____ Work Phone Number: _____

Full Name	Relationship to Head of Household	Age	Sex M/F	Date of Birth	Place of Birth City, State or Foreign County	Handicapped or Disabled?	Full-time Student?	Social Security # or Alien Registration #
	Head of Household					YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	
						YES / NO	YES / NO	

Are you currently in housing is subsidized? YES / NO If so, What type: _____

Is there any assistance provided from the state, federal, or local government, section 8, Tenant Based Rental Assistance, or etc? _____

I certify that only the people listed above will occupy the unit.

Signature of Head of Household: _____ Date _____



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Borrower Signature Authorization

Privacy Act Notice: This information is to be used by the agency collecting it or its assignees in determining whether you qualify as a prospective mortgagor under its program. It will not be disclosed outside the agency except as required and permitted by law. You do not have to provide this information, but if you do not, your application for approval as a prospective mortgagor or borrower may be delayed or rejected. The information requested in this form is authorized by Title 38, USC, Chapter 37 (if VA), by 12 USC, Section 1701 et. Seq. (if HUD/FHA); by 42 USC, Section 1452b (if HUD/CPD), and Title 42 USE, 1471 et. Seq., or 7 USE, 1921 et. Seq. (if USDA/FmHA).

PART I- General Information

1. Borrower: 	2. Name and address of Lender/Broker: Midland Community Development Corporation 208 S Marienfeld St Midland, Texas 79701
3. Date: 	4. Loan Number

PART II- Borrower Authorization

I hereby authorize the Lender/Broker to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender/Broker to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

The information the Lender/Broker obtains is only to be used in the processing of my application for a mortgage loan.

Borrower: _____

Date: _____

Co-Borrower: _____

Date: _____

Borrower's Certification and Authorization

CERTIFICATION

The Undersigned certify the following:

1. I/We have applied for a mortgage loan with the assistance of Midland CDC. In applying for the loan, I/we completed a loan application containing various information for the purpose of the loan; the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/we omit any pertinent information.
2. I/We understand and agree that Midland CDC reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, and Section 1014.

AUTHORIZATION TO RELEASE INFORMATION

To Whom It May Concern:

1. I/We have applied for mortgage loan with the assistance of Midland CDC. As part of the application process, Midland CDC and the mortgage lender may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to Midland CDC any and all information and documentation that they request. Such information includes, but it is not limited to, employment history and income, bank and money market accounts, credit history, and copies of income tax returns.
3. Midland CDC may address this authorization to any party named in the loan application.
4. A copy of this authorization may be accepted as an original.

Borrower's Signature

Co-Borrower's Signature

SS#

SS#

Date

Date



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Agency Disclosure

Midland Community Development Corporation (MCDC) is a not-for-profit community development organization founded to provide decent, affordable housing to low and middle income families in Midland, Texas and to help guide first-time homebuyers. As a potential client of this organization, you have the right to know the following:

MCDC is a not-for-profit organization and does not charge any fees for its pre-purchase consultation services.

In addition to offering pre-purchase consultation services, MCDC also finances housing developments. As a MCDC client, you are under no obligation to finance property from MCDC. MCDC will work to assist you in the purchase of any property of your choice.

MCDC also screens for various down payment assistance programs, each with their own restrictions and guidelines. As a MCDC client, you are under no obligation to participate in those programs. If you wish to pursue any form of down payment assistance, MCDC will work to assist you in determining which program best fits your needs, including but not limited to, programs offered by the City of Midland, Texas Department of Housing & Community Affairs (TDHCA), Federal Home Loan Bank (FHLB) and any others available.

All information submitted to MCDC is considered confidential and will be kept confidential unless you consent to the disclosure of such information.

MCDC is a U.S. Department of Housing and Urban Development (HUD) approved Housing Counseling Agency. MCDC also maintains affiliations, funding sources, partnerships, and working relationships with other public and private community organizations, which could create a Conflict of Interest. These community ties are listed on the first page of this application packet.

As a client, you have the freedom of choice in selecting and engaging in any and all business transactions with persons working in the financial, mortgage, real estate, homeowner education, housing counseling or other homeownership industry professionals. You have the right to make voluntary and informed decisions free of coercion, intimidation, and/or undue pressure.

If at any time you decide to terminate your relationship with MCDC, you have the right to request an assessment of your immediate and/or long term potential for successfully achieving homeownership and a description of the recommended steps to attain your housing goal in the future.

Borrower

Date

Co-Borrower

Date



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CLIENT/S PRINTED NAME _____

Pre-purchase Consultant: Lily Lopez

CLIENT DISCLOSURE & AUTHORIZATION FOR HOMEBUYER COUNSELING

I/We would like to participate in your pre-purchase consultation sessions to help guide me/us in the process of purchasing a home. I/We understand that my/our Pre-Purchase Consultant/Housing Counselor may discuss information about my/our credit history, financial situation, employment and other information with me/us and with other representatives of financial institutions, or agencies, as necessary, to assist me/us in the purchase of a home. I/we understand that information about my/our personal circumstances will be treated as totally confidential and that NO information about me/us will be discussed with anyone not directly involved in our efforts to assist me/us with the purchase of a home.

I hereby authorize my/our Pre-purchase Consultant to discuss any information related to my/our personal circumstances that may be necessary in our attempts to assist me/us with the purchase of a home and to release and/or obtain credit history, financial information, employment information and any other information needed from other agencies or financial institutions when disclosing this information is essential to the home buying process.

It is expressly understood that it is my/our option, not my/our obligation, to work with the real estate agent and/or lender and/or attorney and/or other representative(s) of my choosing, and the housing counseling agency will work with such representative in assisting me/us in the purchase of a home. I also understand this agency has partnerships and receives grants from private and public funds and I/we am/are not obligated to use these relationships.

It is further understood that, in consideration of the housing counseling agency's assistance with my/our home purchase, I/we agree to hold harmless the home counseling agency and its agents and/or employees from any and all claims or causes of actions arising, or which may arise, from mistakes, errors or omissions in regards to said counseling.

I/We hereby authorize MCDC to verify my/our past and present employment earning records, bank accounts, stock holdings, and any other asset balances that are needed to process a mortgage loan application. I/we further authorize Midland community Development Corporation to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a photocopy of this form will also serve as authorization.

Applicant Signature

Date

Co-Applicant Signature

Date



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Credit Report Form

Client cost for credit reports through Midland CDC is \$27.00 per individual aged 18 years or older. Fee may be paid with cash (exact change), check or money order paid to the order of Midland Community Development Corporation.

Clients should also be aware that Midland College Business & Economic Development Center (BEDC) provides credit counseling and includes a copy of the credit report. Contact Midland College BEDC @ (432) 684-4309 or visit www.midland.edu/bedc to make an appointment. - 201 W. Florida St., Midland, TX 79701

Tri-Merge from the three credit bureaus

Equifax
Trans Union
Experian

Midland Community Development Corporation can pull these reports with a **“Soft Hit”** which means it will **not** have a negative effect on you credit score.

Yes, I would like for you to pull my credit report (<u>please include check, cash (exact change) or money order</u>)	No, do not pull my credit report, I have provided my own copy
Each Individual (\$27.00)	Midland College BEDC credit report

Borrower _____ CoBorrower _____

Other _____ Other _____

Date: _____ Total: _____

Monthly Household Budget Form

Month Completed: _____ Year: _____

Total Number of people intending to live in your future home: _____

Borrower: _____ Co-Borrower: _____

Household Members: 1. _____ 2. _____

Dependents: 1. _____ 2. _____

3. _____ 4. _____

INCOME & DEBTS

	Member's Name	Monthly Amount		
<u>GROSS INCOME:</u>				
Borrower				
Co-Borrower				
<u>NET INCOME (take home income):</u>				
First Job				
Second Job				
Co-Borrower – First Job				
Co-Borrower – Second Job				
Child Support				
Other Income				
Other Household Members' Net Income				
TOTAL NET INCOME:				
<u>DEBTS – Liability Payments:</u>				
Car Loan-1 - Balance: (_____)				
Car Loan-2 - Balance: (_____)				
Car Loan-3 - Balance: (_____)				
Credit Card-1 – Balance: (_____)				
Credit Card-2 - Balance: (_____)				
Credit Card-3 - Balance: (_____)				
Student Loan – One - Balance: (_____)				
Student Loan – Two - Balance: (_____)				
Personal Loans - Balance: (_____)				
Other Loans - Balance: (_____)				
Charge-offs/Collections				
Total Installment Payments:				

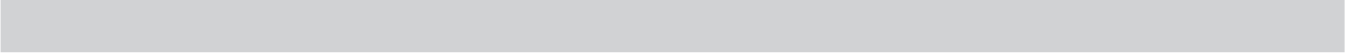
HOUSEHOLD EXPENSES

	Monthly Amount		
<u>HOUSING EXPENSE (current):</u>			
Rent			
Mortgage Payment (including taxes, insurance and PMI)			
Total Housing Expense:			
<u>UTILITIES:</u>			
Phone (mobile)			
Phone (home)			
Internet Service			
Cable			
Electric			

Monthly Household Budget Form

	Monthly Amount		
Water & Sewer			
Heat & Gas			
Other Utilities			
Total Utilities:			
FOOD & BEVERAGES:			
Groceries			
Other Food & Beverages			
Total Food & Beverages:			
TRANSPORTATION:			
Gasoline			
Car Insurance (annual/12)			
Public Transportation			
Car Maintenance (estimate monthly cost)			
Car Excise tax (annual/12)			
Other Transportation			
Total Transportation:			
CHILD CARE:			
Day Care			
After-school Programs			
Child Lessons			
Baby Sitting			
Child Allowance			
Other Child Care			
Total Child Care:			
EDUCATION:			
Tuition			
Book Purchases (total annual purchases/12)			
School Supplies (total annual purchases/12)			
Other Education			
Total Education:			
CLOTHING & APPEARANCE:			
New Clothing/Uniforms (include kids)			
Shoes			
Clothing Accessories (i.e. bags)			
Hair Care			
Nails (Pedicure/Manicure)			
Other Clothing & Appearance			
Total Clothing:			
MEDICAL/HEALTH (include if paid directly)			
Medical Insurance (if paid directly)			
Doctor			
Dentist			
Medical Co-payments (# of visits x amount/12)			
Medication (including over the counter)			
Disability Insurance			
Life insurance			
Other Medical/Health			
Total Medical/Health:			

	Monthly Amount		
<u>OTHER:</u>			
Church Tithes			
Subscription Fees (music apps, etc.)			
Charity Donations			
Fitness			
Sporting Events			
Entertainment (events, concerts, bowling, club, etc)			
Vacations			
Organizational & Membership Dues			
Gifts to Family (birthdays, Christmas, holidays, etc.)			
Total Other:			
<u>Household Members Daily Expense:</u>			
<u>TOTAL EXPENSES:</u>			
<u>MONTHLY AVAILABLE SAVINGS (Net Income – Expenses):</u>			
<u>Household Savings Account</u>	\$		
<u>MONTHLY SAVINGS COMMITMENT:</u>			



Conflict of Interest Disclosure

The Housing Counseling Certification Final Rule does not prohibit real estate agents/realtors from taking the HUD Certification examination, working for a participating agency and becoming a certified housing counselor (upon passing the exam) *and* holding a real estate license. However, to be considered a HUD Certified Housing Counselor, one must pass the HUD certification exam and work for a participating agency (i.e., a housing counseling and intermediary organization approved to participate in HUD's Housing Counseling program).

A participating agency that employs this individual would have to ensure that in the performance of their housing counseling duties, they do not violate the Conflict of Interest provisions located in the Housing Counseling Program Regulations (24 CFR Part 214). Included in those provisions are the following prohibitions:

- Housing counselors cannot have a direct interest in the client. [See §214.303 (f)(1)] A housing counselor cannot receive a commission for a service (e.g., real estate commission or referral fee at closing).
- Housing counselors cannot refer clients to mortgage lenders, brokers, builders or real estate agents or brokers in which they have a financial interest. [See §214.303 (f)(2)] This means that they cannot serve as both the client's housing counselor and real estate agent or refer the client to an agent in their brokerage.
- Housing counselors must avoid any action "that might result in, or create the appearance of, administering the housing counseling operation for personal or private gain; providing preferential treatment to any organization or person; or undertaking any action that might compromise the agency's ability to ensure compliance with the requirements of this part and to serve the best interests of its clients." [See §214.303 (f)(3)]

Client Acknowledgement of Disclosure

I, _____, do acknowledge that my housing counselor, Sandra Torres, is a licensed Texas REALTOR. Once a Midland Community Development Corporation client, I understand that I will not be able to purchase and/or negotiate the purchase of a home from Sandra Torres, Realtor - Keller Williams Realty and/or broker, Keller Williams Realty.

I understand that the one and only exception would be the purchase of a Midland Community Development Corporation and/or Midland Community Housing Development Organization home for which she does not receive extra compensation other than what is already compensated to her for services provided.

I understand that I have given authorization for Midland Community Development Corporation to request a copy of my Closing Disclosure which will confirm that neither my counselor, Sandra Torres, or her broker, Keller Williams Realty were involved in the purchase of my home.

Applicant

Date

Co-applicant

Date

CAUTION—Your Action is Required Soon

U.S. Department of Housing
and Urban Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538
(exp. 06/30/2021)

For Your Protection: Get a Home Inspection

You must make a choice on getting a Home Inspection. It is not done automatically.

You have the right to examine carefully your potential new home with a professional home inspector. But a home inspection is not required by law, and will occur only if you ask for one and make the arrangements. You may schedule the inspection for before or after signing your contract. You may be able to negotiate with the seller to make the contract contingent on the results of the inspection. For this reason, it is usually in your best interest to conduct your home inspection as soon as possible if you want one. In a home inspection, a professional home inspector takes an in-depth, unbiased look at your potential new home to:

**Evaluate the physical condition: structure, construction, and mechanical systems;
Identify items that need to be repaired and
Estimate the remaining useful life of the major systems, equipment, structure, and finishes.**

The Appraisal is NOT a Home Inspection and does not replace an inspection.

An appraisal estimates the market value of the home to protect the lender. An appraisal does not examine or evaluate the condition of the home to protect the homebuyer. An appraisal only makes sure that the home meets FHA and/or your lender's minimum property standards. A home inspection provides much more detail.

FHA and Lenders may not Guarantee the Condition of your Potential New Home

If you find problems with your new home after closing, neither FHA nor your lender may give or lend you money for repairs. Additionally, neither FHA nor your lender may buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Your Home Inspector may test for Radon, Health/Safety, and Energy Efficiency

EPA, HUD and DOE recommend that houses be tested and inspected for radon, health and safety, and energy efficiency, respectively. Specific tests are available to you. You may ask about tests with your home inspector, in addition to the structural and mechanical systems inspection. For more information: Radon -- call 1-800-SOS-Radon; Health and Safety -- see the HUD Healthy Homes Program at www.HUD.gov; Energy Efficiency -- see the DOE EnergyStar Program at www.energystar.gov.

Selecting a Trained Professional Home Inspector

Seek referrals from friends, neighbors, other buyers, realtors, as well as local listings from licensing authorities and local advertisements. In addition, consult the American Society of Home Inspectors (ASHI) on the web at: www.ashi.org or by telephone at: 1-800-743-2744.

I / We (circle one) have read this document and understand that if I/we wish to get a home inspection, it is best do so as soon as possible. The appraisal is not a home inspection. I/we will make a voluntary choice whether to get a home inspection. A home inspection will be done only if I/we ask for one and schedule it. Your lender may not perform a home inspection and neither FHA nor your lender may guarantee the condition of the home. Health and safety tests can be included in the home inspection if I/we choose.

_____/_____/_____
(Signed) Homebuyer

_____/_____/_____
Date

_____/_____/_____
(Signed) Homebuyer

_____/_____/_____
Date

Public reporting burden for this collection is estimated at an average of 30 minutes to review the instructions, find the information, and complete this form. This agency cannot conduct or sponsor a collection of information unless a valid OMB number is displayed. You are not required to respond to a collection of information if this number is not displayed. Valid OMB numbers can be located on the OMB Internet page at <http://www.whitehouse.gov/library/omb/OMBINVC.html> - HUD If desired you can call 1-800-827-1000 to get information on where to send comments or suggestions about this form.



HUD-92564-CN (expiration)

Ten Important Questions to Ask Your Home Inspector

1. What does your inspection cover?

The inspector should ensure that their inspection and inspection report will meet all applicable requirements in your state if applicable and will comply with a well-recognized standard of practice and code of ethics. You should be able to request and see a copy of these items ahead of time and ask any questions you may have. If there are any areas you want to make sure are inspected, be sure to identify them upfront.

2. How long have you been practicing in the home inspection profession and how many inspections have you completed?

The inspector should be able to provide his or her history in the profession and perhaps even a few names as referrals. Newer inspectors can be very qualified, and many work with a partner or have access to more experienced inspectors to assist them in the inspection.

3. Are you specifically experienced in residential inspection?

Related experience in construction or engineering is helpful, but is no substitute for training and experience in the unique discipline of home inspection. If the inspection is for a commercial property, then this should be asked about as well.

4. Do you offer to do repairs or improvements based on the inspection?

Some inspector associations and state regulations allow the inspector to perform repair work on problems uncovered in the inspection. Other associations and regulations strictly forbid this as a conflict of interest.

5. How long will the inspection take?

The average on-site inspection time for a single inspector is two to three hours for a typical single-family house; anything significantly less may not be enough time to perform a thorough inspection. Additional inspectors may be brought in for very large properties and buildings.

6. How much will it cost?

Costs vary dramatically, depending on the region, size and age of the house, scope of services and other factors. A typical range might be \$300-\$500, but consider the value of the home inspection in terms of the investment being made. Cost does not necessarily reflect quality. HUD Does not regulate home inspection fees.

7. What type of inspection report do you provide and how long will it take to receive the report?

Ask to see samples and determine whether or not you can understand the inspector's reporting style and if the time parameters fulfill your needs. Most inspectors provide their full report within 24 hours of the inspection.

8. Will I be able to attend the inspection?

This is a valuable educational opportunity, and an Inspector's refusal to allow this should raise a red flag. Never pass up this opportunity to see your prospective home through the eyes of an expert.

9. Do you maintain membership in a professional home inspector association?

There are many state and national associations for home inspectors. Request to see their membership ID, and perform whatever due diligence you deem appropriate.

10. Do you participate in continuing education programs to keep your expertise up to date?

One can never know it all, and the inspector's commitment to continuing education is a good measure of his or her professionalism and service to the consumer. This is especially important in cases where the home is much older or includes unique elements requiring additional or updated training.

Signature: _____ **Date:** _____

Signature: _____ **Date:** _____

APARTMENTS OFFERING AFFORDABLE HOUSING

<u>Andrews Square East</u> 1902 N. Midland Dr. Midland, TX 79707	(432) 699-5168 (432) 699-4019 FAX
<u>Avalon Springs</u> 4000 W. Illinois Ave. Midland, TX 79703	(432) 697-2330 (432) 689-0976 FAX
<u>*Compass Pointe</u> 1509 Wayside Dr. Midland, TX 79701	(432) 262-0927 (432) 262-0982 FAX
<u>*Constellation Ranch</u> 1301 Latta St. Midland, TX 79701	(432) 687-0200 (432) 687-1545 FAX
<u>Courtyard Apartments</u> 2300 North "A" St. Midland, TX 79705	(432) 682-3831 NO FAX
<u>Fountains at Waterford</u> 4405 N. Garfield St Midland, TX 79705	(432) 682-1659 (432) 682-7044 FAX
<u>*Gateway Plaza</u> 1701 S. Tradewinds Blvd. Midland, TX 79706	(432) 699-0330 (432) 699-4565 FAX
<u>Northridge Court Apartments</u> 3417 N. Midland Dr. Midland, TX 79707	(432) 520-8485 (432) 689-2755 FAX
<u>*Palladium Midland</u> 2300 S. Lamesa Rd Midland, TX 79705	(432) 262-6100 (432) 262-6104 FAX
<u>*Park Glen Apartments</u> (accessible units) 2300 Camp Drive Midland, TX 79701	(432) 682-0709 (432) 682-0710 FAX
<u>*Playa Del Pueblo</u> 611 E. Interstate Hwy. 20 Midland, TX 79701	(432) 262-2286 (432) 262-2294 FAX
<u>Ranchland Apartments</u> (accessible units) 1212 E. Wadley Ave. Midland, TX 79705	(432) 687-1438 (432) 570-0030 FAX
<u>*Santa Rita Senior Village</u> 1900 E. Golf Course Rd. Midland, TX 79701	(432) 685-0600 (432) 685-0608 FAX
<u>*Sterling Springs Villas</u> 1701 N. Fairgrounds Midland, TX 79706	(432) 262-5400 (432) 262-6623 FAX
<u>Summerhill Apartments</u> 3001 N. Midland Dr. Midland, TX 79707	(432) 697-6039 (432) 520-0444 FAX
<u>The Zone Apartments</u> 2800 W. Illinois Ave Midland, TX 79701	(432) 570-4155 ext. 201 (432) 570-4250
<u>Village Square Apartments</u> 1710 N. "A" St. Midland, TX 79705	(432) 682-4783 (432) 682-0146 FAX
<u>Waterford Lakes</u> 516 N. Loop 250 W. Midland, TX 79703	(432) 689-9865 (432) 520-0030 FAX
<u>*Westridge Apartment Homes</u> 5200 Graceland Dr. Midland, TX 79703	(432) 262-1014 NO FAX

*Indicates Affordable Housing

Referral List

(Helps single women that are going to school full-time a transitional/temporary 2 yr. program)

Buckner Children & Family Services, 425 W. Pecan 432-520-5588
Midland Fair Havens, 2400 Whitmire Blvd # 100 432-689-3411

(Homeless)

Salvation Army, 300 S. Baird St 432-683-3614
Baptist Crisis Center, 806 S. Baird St 432-685-1467
St. Vincent de Paul, 1906 W. Texas Ave. 432-684-3887
Family Promise, 2908 W. Ohio 432-218-7630
Journey Home, 432-699-4076
Greater Ideal Life Center, 301 S. Tyler St 432-683-0838
Chaparral Apartments, 4201 N. Garfield St. 432-683-2748

(Public Housing, does not accept Section 8)

*** Safe Place** 432-522-7202 *Claim of local preference

Housing Authority of the City of Midland (Public Housing), Teresa Thompson, Executive Director

Independent Living (disabled 18 or over, elderly 62 or over)

Hillcrest Manor, 700 W. Scharbauer Dr. 432-682-0011
Lantry Village, 2200 N. Pecos 432-682-7729

(Elderly 62 and over)

Parker Place, 508 E. Parker 432-570-6694

(Seniors 55 and over)

Westridge Apartment Homes, 5200 Graceland Dr. 432-262-1014

Owned by Midland County Housing Authority/Managed by Teresa Thompson

The Zone Apartments, 2800 W. Illinois 432-570-4155
Village Square Apartments, 1710 N. "A" St 432-682-4783

Habitat for Humanity's, 305 E. Texas Ave 432-686-8877

Christmas-In-Action, 500 S. Lee St. 432-682-9242 or 683-4177

Community Development Block Grant 432-685-7408 (Isaac Garnett)

Midland Community Development Corp. 432-682-2520 (David Diaz)

208 S. Marienfeld St., Ste. 123

Business Economic Development Center 432-684-4309 (Alfredo Chaparro)

201 W. Florida Ave.

Soup Kitchen, 1401 Orchard Lane 432-686-4687 (*Provides Meals*)

Breaking Bread, 410 E. Florida Avenue 432-689-2339 (*Provides Meals*)

Workforce Solutions-Midland, 3600 N. Garfield St. 432-686-4879

TDCJ 800-535-0283

HUD HOTLINE 800-347-3735

HUD 888-560-8913

Permian Basin Apartment Association 432-563-1278

Midland Apartment Association (MAA) 432-699-5265

Texas Apartment Association (TAA) 512-479-6252

Fair Housing Complaints 800-669-9777

Housing Discrimination Hotline 800-669-9777

Tenant Rights <https://texasattorneygeneral.gov/cpd/tenant-rights>

Odessa Housing Authority, 124 E. 2nd St. 432-333-1088

Workforce Solutions-Childcare-Odessa, 2626 JBS Parkway 432-367-3332

Big Spring Housing Authority, 201 NE 7th St. 432-263-4090

Stanton Housing Authority, 408 Carpenter St. 432-756-2812

Abilene Housing Authority, 534 Cypress St., Ste. 200 325-676-6385 Ext. 6322

Homebuyer Education Class

Take **YOUR** first step to home ownership!



Class Dates

Classes scheduled for 2021 will be exclusively **online**. Please call the BEDC for a special promo code and **save money** on your online registration!

TAKE OUR ONLINE CLASS for \$99
<http://www.ehomeamerica.org/midland>

Topics:

- Are You Ready to Buy a Home?
- Managing Your Money
- Understanding Credit
- Obtaining a Mortgage Loan
- Shopping for a Home
- Protecting Your Investment



For more information, call
(432) 684-4309 or email us at
bedc@midland.edu

This class is required by Midland Community Development Corporation (MCDC), City of Midland, and Texas State Affordable Housing Corporation (TSAHC) **but NOT by Southeast Texas Housing Finance Corporation (SETH).**



Homeownership
Done Right.™



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