

Pre-Purchase Homeownership Counseling in Four LifeSkills Sessions

This four-session course is mandatory for all participants in the program. The Homeownership staff is certified by the NeighborWorks Center for Homeownership Education and Counseling. The MORPC Homeownership program is certified by the U.S. Department of Housing and Urban Development (HUD) and the city of Columbus. The Homeownership Manager will host and/or teach the courses along with guest speakers, who are professionals in their fields and volunteer their time to teach selected sessions. Group sessions are offered in cycles, allowing participants to join at any point in time. Sessions are offered monthly except for August, November and December when no classes are held. Participants receive certification at the end of participation in all four courses. Most down payment assistance programs require certification from a homeownership program. Each session is two hours long except for the Home Maintenance & Repair course, which lasts for five and one-half hours. Sessions covered in LifeSkills classes deal with giving participants exposure to the wider ramifications of homeownership. Topics include:

Understanding Your Credit/Budgeting and Money Management:

Participants learn how to read and understand their credit report. They learn the difference between collections, judgements, slow pays, and inquiries. They further learn how to understand the necessary steps to establish payment plans and schedule ways to pay off bad debt.

Also in this session, clients concentrate on effective money management using net income. This includes record keeping and its importance, goal setting, and credit use and abuses. Participants will be taught how to track monthly income and expenses. They will learn the importance of saving and establishing positive credit histories.

Home Inspection and Homeowner's Insurance: This session brings in a licensed home inspector who speaks on the need of home inspections and why they should be done before closing on the home loan. The inspector also covers how to find a reputable home inspector, what to look for in the service and what features make for a good home inspection. This session includes a speaker who is an insurance agent. The insurance agent helps participants determine what types of homeowner insurance are necessary for them.

Realtor/Mortgage and Predatory Lending: This session walks the participants through the actual home- buying process. Participants learn how to choose a realtor and the responsibilities and fiduciary duties of the seller's versus the

buyer's agent. A mortgage loan originator attends the session and clarifies the home-buying jargon including PMI, MIP, conventional loan vs. non-conventional, FHA, VA, and other loan products, closing, PITI, loan-to-debt-ratio, etc.

The session also covers the pitfalls of predatory lending. Some of the topics include how lenders target low-income families residing in low-income areas and the characteristics of a predatory lender. Refinancing is discussed so those clients are informed in making good decisions related to refinancing debt.

Home Maintenance & Repair: This day-long session sponsored by Huntington National Bank highlights home maintenance and repair. In this hands-on session, participants learn common plumbing and electrical repair, drywall patching, caulking, tile replacement, and much more. This session also covers when it is best to *"leave it to a professional."* How to bid, what to look for in contracting for services and information about the Better Business Bureau are also covered. Each client receives a Sunset *"Home Repair"* book.

**SCHEDULE FOR
FEBRUARY – DECEMBER 2008**

FEBRUARY

Credit/Budgeting	February 6	5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance	February 13	5:30 p.m. – 8:00 p.m.
Realtor/Mortgage/ Predatory Lending	February 20	5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance	February 9	9:30 a.m. – 3:00 p.m.

MARCH

Credit/Budgeting	March 5	5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance	March 12	5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending	March 19	5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance	March 8	9:30 a.m. – 3:00 p.m.

APRIL

Credit/Budgeting	April 9	5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance	April 16	5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending	April 23	5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance	April 12	9:30 a.m. – 3:00 p.m.

MAY

Credit/Budgeting	May 7	5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance	May 14	5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending	May 21	5:30 p.m. – 7:30 p.m.

Home Repair & Maintenance May 10 9:30 a.m. – 3:00 p.m.

JUNE

Credit/Budgeting June 4 5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance June 11 5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending June 18 5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance June 14 9:30 a.m. – 3:00 p.m.

JULY

Credit/Budgeting July 9 5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance July 16 5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending July 23 5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance July 12 9:30 a.m. – 3:00 p.m.

SEPTEMBER

Credit/Budgeting September 10 5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance September 17 5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending September 24 5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance September 13 9:30 a.m. – 3:00 p.m.

OCTOBER

Credit/Budgeting October 8 5:30 p.m. – 7:30 p.m.
Home Inspection/Home Insurance October 15 5:30 p.m. – 7:30 p.m.
Realtor/Mortgage/ Predatory Lending October 22 5:30 p.m. – 7:30 p.m.
Home Repair & Maintenance October 11 9:30 a.m. – 3:00 p.m.

**Except for the Home Repair & Maintenance class, all classes are held at
Mid-Ohio Regional Planning Commission,
111 West Liberty Street, Suite 100, Columbus, Ohio 43215
(This is in the Brewery District. – Free Parking)**

**No weekly reminders will be sent. However, we will send you a notice
to advise the location of the Home Repair & Maintenance class.
The Home Repair & Maintenance class is normally
the SECOND Saturday of the month.**

**If you have questions, please call (614) 233-4176 for a recorded message and to
leave your mailing address to register.
FAX 228-2189 or e-mail tsims@morpc.org**

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HSBC-North America; Columbus Foundation (Sayre Charitable and the
Elisabeth State funds); Third Federal Savings and Loan; Fifth Third Bank
and Federal Home Loan Bank of Cincinnati; The Huntington National Bank;
the city of Columbus; the U.S. Department of Housing and Urban
Development; and the Ohio Housing Trust Fund.**



MORPC is an equal housing opportunity lender.