



HALE MAHAOLU
WHERE ALOHA LIVES

Homeownership/Housing Counseling Program

95 Mahalani St., Suite #28-2A, Wailuku, HI 96793

Phone: 808-242-7027 Fax: 1-808-500-6199

Aloha,

Thank you for contacting Hale Mahaolu' Homeownership / Housing Counseling Program to help you with your housing counseling needs. Homebuyer Education is a wise investment for anyone looking to understand the home buying process. The educational course fulfills many First-Time Homebuyer program requirements set by Mortgage Lenders, Down Payment Assistance Programs and Developers.

Prior to registering for either the 8-hour In-person class or the self-paced online course, please check with your First-Time Homebuyer Program, Lender, or Developer to find out the requirements of who should be attending the class/course. **Homebuyer Certificates will only have the names of those who complete the class/course and the required counseling session.**

The 1-hour Pre-Purchase counseling session will allow the Homeownership Counselor to answer questions and to review the attendee's personal budget. The counseling session is private and confidential and there is no charge to attend the session. See "Page 2" for the list of documents needed to complete the counseling session.

Hale Mahaolu/Framework (online course) - \$75.00 per household

<https://halemahaolu.frameworkhomeownership.org/>

1. Register and complete the self-paced course.
2. Pre-Purchase Counseling Session - Setup an appointment to meet with a HUD Counselor to create a personalized budget (No Charge).
3. Complete the Online survey in Framework.
4. Receive both the Online Homebuyer Course certificate and the Pre-Purchase Counseling Certificate

Hale Mahaolu In-Person Class - \$75.00 per household

<https://halemahaoluhbclass2.eventbrite.com>

1. Register and attend the three 2.5-hour Classes (Up to 8-hours)
2. Pre-Purchase Counseling Session - Set an appointment to meet with a HUD Counselor to create a personalized budget (No Charge).
3. Receive both the In-person Class Certificate and the Pre-Purchase Counseling Certificate

Pre-Purchase Counseling Session:

Please review, complete, and return the forms back to the counselor along with the requested documents. **All forms and documents must be submitted at least two days prior to the counseling appointment.** Once the counselor reviews your submitted documents, the counselor will contact you to set up an appointment. The counseling session should take approximately 1 hour.

Please return all of Hale Mahaolu's intake forms:

- Client Intake
- Registration / Demographic Information
- Authorization for Release of Information to Developer/Lender
- Disclosure Statement
- Privacy Statement
- Consumer Report/Credit Information (*If you would like a copy of your credit report, we can do a "Soft pull" which will not affect your score; there is no charge – just complete form. If you do not want a copy of your credit report, draw a line through the wording on the form, and write "DO NOT PULL" sign and return the form.*)
- Confirmation of Receipt Form (Home inspection, Lead, Credit Report etc.)
- **Income & Expense Analysis** complete showing **monthly** income & expenses
 - The counselor will need the following: (Email/fax documents back to the Counselor at least 2 working days prior to the scheduled appointment)
 - 2 months of consecutive paystubs
 - 2 months of consecutive Bank statements from all accounts
 - Current driver's license or State ID
 - Most recent Electric, Water, Cell Phone, Cable bill and Credit Card Statements (all accounts).
 - Complete the budget sheet with current monthly expenses (current Rent amount, estimated mortgage payment, car payment, Food cost etc.)

Confirmation of Receipt Form – Please sign form and return.

Keep the following informational forms for your records. HUD requires that we furnish you with the following information when anyone is looking into a home purchase or a refinance.

Requesting your Credit Report

For Your Protection: Get a Home Inspection

Ten Important Questions to Ask Your Home Inspector

Lead: Did You Know...

Should you have any questions, please call 808-242-7027.

Thank you!

Marlynn S Tanji

Program Director



Client Intake & Demographics

Client Information

Client #1 (Head): _____ (First, Middle, Last) Date of Birth: _____
Social Security #: _____ Home: _____
Employment: _____ Cell: _____
Job Title: _____ Business: _____
Employment Start Date: _____ Active Military or Veteran? Y / N
Gender: Male / Female / Non-binary Marital Status: _____ Disability: Y / N
Email: _____

Client #2 (Contributor): _____ (First, Middle, Last) Date of Birth: _____
Social Security #: _____ Home: _____
Employment: _____ Cell: _____
Job Title: _____ Business: _____
Employment Start Date: _____ Active Military or Veteran? Y / N
Gender: Male / Female / Non-binary Marital Status: _____ Disability: Y / N
Email: _____

Household Information

Physical Address: _____
Mailing Address: _____
New Physical Address: _____ (If applicable)
Client Highest Education: _____ Household Size: _____
Household Gross Monthly Income: _____ Number of Adults: _____
Monthly Household Debt Amount: _____ Number of Dependents: _____
Farm Worker: Y / N Total Co-applicants: _____
HECM Cert: Y / N Housing Stability: Permanent
Predatory Lending: Y / N Temporary
Discrimination Victim: Y / N Houseless
Household Type: Single/Divorced/Widowed Married/Living with Significant Other
 Single Parent Married with Kids
 Multigenerational (3 or more) Two or More Unrelated Adults



Demographic Information

(Please use head of household's information for Ethnicity and Race)

Ethnicity: Hispanic Non-Hispanic

Languages Spoken at Home: English Other: _____

Race of Household: African American

Asian (other than Filipino)

(Please choose only one option)

Caucasian

Filipino

Native Hawaiian

Pacific Islander

American Indian/Alaskan Native

More than One Race

Currently receiving SNAP benefits: Y / N

Referred by: _____

First Time Homebuyer: Y / N

Maui County Income Levels by Family Size: (1) Please circle the number of people in your household
(2) Circle the dollar amount in that column that is closest to your annual gross income

1	2	3	4	5	6	7	8	
\$26,290	\$29,940	\$33,690	\$37,410	\$40,410	\$43,410	\$46,410	\$49,410	30%
\$43,650	\$49,900	\$56,150	\$62,350	\$67,350	\$72,350	\$77,350	\$82,350	50%
\$69,840	\$79,840	\$89,840	\$99,760	\$107,760	\$115,760	\$123,760	\$131,760	80%
\$87,300	\$99,800	\$112,300	\$124,700	\$134,700	\$144,700	\$154,700	\$164,700	100%
\$104,760	\$119,760	\$134,760	\$149,640	\$161,640	\$173,640	\$185,640	\$197,640	120%
\$122,220	\$139,720	\$157,220	\$174,580	\$188,580	\$202,580	\$216,580	\$230,580	140%

Signed: _____ Date: _____



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Homeownership/Housing Counseling Program

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Phone: 808-242-7027 Fax: 1-808-500-6199

Housing Counseling Agreement

Hale Mahaolu Homeownership / Housing Counseling Program provides comprehensive housing counseling services at no charge to individuals and families seeking assistance in a variety of Housing Counseling services that may include Financial Literacy, Rental Counseling, Pre/Post Purchase Counseling, Mortgage Delinquency, Foreclosure Mitigation Counseling and Fraud /Scam Prevention.

By signing below, I acknowledge and agree to the following:

1. I understand that Hale Mahaolu Homeownership / Housing Counseling Program provides counseling services after which I will receive a written action plan consisting of recommendations for handling my finances, possibly including referrals to other assistance agencies as appropriate.
2. I authorize Hale Mahaolu and its employees or volunteers to disclose relevant personal information for the purposes of providing financial services to other assistance agencies or organizations.
3. I understand that Hale Mahaolu Homeownership / Housing Counseling Program may receive congressional funds and, as such, is required to share some of my personal information with other program administrators or their agents for purposes of program monitoring, compliance. and evaluation.
4. I give permission for Hale Mahaolu Homeownership / Housing Counseling Program administrators and/or their agents to follow up with me within the next three years for the purposes of program evaluation.
5. I acknowledge that I have received a copy of Hale Mahaolu Homeownership / Housing Counseling Program's Privacy Statement.
6. I may be referred to other housing services of the organization or another agency or agencies as appropriate that may be able to assist with concerns that have been identified. I understand that I am not obligated to use any of the services offered to me.
7. A counselor may answer questions and provide information, but not give legal advice. If I want legal advice, I will be referred for appropriate assistance.
8. I understand that Hale Mahaolu Homeownership / Housing Counseling Program provides information and education on numerous loan products and housing programs and I further understand that the housing counseling I receive from Hale Mahaolu Homeownership / Housing Counseling Program in no way obligates me to choose any of these particular loan products or housing programs.
9. I agree to hold harmless Hale Mahaolu, its employees, and volunteers harmless for any claim, suit, action, or demand made by any creditors, agencies, companies, organizations to which Hale Mahaolu Homeownership / Housing Counseling Program may refer, or any entity or person which in any manner may arise from any action or inaction taken by any entity or person, in connection with any services rendered by Hale Mahaolu, its employees, volunteers, and/or agents.
10. I release Hale Mahaolu and its employees from any liability association with the information or counseling services provided.

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

SSN: _____ Date: _____

SSN: _____ Date: _____



Disclosure to Client for HUD Housing Counseling Services Homeownership & Housing Counseling Program

The Homeownership & Housing Counseling Program offers Pre-Purchase Counseling, Non-delinquency Post-purchase Counseling, Mortgage Delinquency and Default Counseling, Rental Counseling, Financial Life Skills Counseling, Avoiding Fraud and Scams workshops and First-Time Homebuyer Educational Classes.

Pre-Purchase Counseling: Clients receive comprehensive one-on-one counseling, which covers the entire homebuying process from beginning to end. Counselors assist their clients with creating a sustainable spending plan (budget) for their current household situation, and a clear action plan is developed to achieve the overall goal of homeownership. Clients also received important material on home inspection, pre-foreclosure, and any other homeownership topic relevant to successfully maintaining a home.

Non-delinquency Post-purchase Counseling: Clients receive important material on how to properly maintain a home, refinance a home and how to select a realtor. Clients are assessed for individual needs and are assisted with the tools and services to successfully maintain a home.

Mortgage Delinquency and Default Counseling: Clients receive comprehensive one-on-one counseling, which covers the consequences of mortgage delinquency, default, and foreclosure actions; the loss mitigation process, budgeting and credit and finding out what options are available to try and save the home from foreclosure. Counseling may also help clients who are affected by predatory lending, looking at foreclosure prevention strategies, providing referrals to other resources and assisting clients with alternative housing.

Rental Counseling: Clients receive counseling in rental topics such as rent subsidy programs offered by HUD or other federal, state, county, or other local rental assistance programs. Helping to try and resolve fair housing issues, understand landlord tenant laws; lease terms, how to avoid or resolve rental delinquency, budgeting for rent payments or assistance with locating alternate housing.

Financial Life Skills Counseling: Clients will learn to apply effective financial skills which can be used throughout their life to make informed decisions on how to handle and use their monies. Understanding personal financial management, budgeting, savings, reducing debt, goal setting and the steps needed to achieve their financial goals.

Avoiding Fraud and Scams Workshops: Workshops will offer information on how to spot, recognize and prevent fraud and scams that try to take advantage of everyday consumers and what actions to take to avoid being taken advantage of.

First-time Homebuyer Education Classes: Educating potential First-time Homebuyers in understanding the home buying process. Topics covered include 1) Are You Ready to Buy a Home? 2) Managing Your Money, 3) Understanding Credit, 4) Obtaining a Mortgage Loan, 5) Shopping for a Home, 6) Protecting Your Investment. There is a \$75 fee to attend the 6-8-hour Homebuyer Education class.



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HOMEOWNERSHIP & HOUSING COUNSELING PROGRAM

95 Mahalani St, Ste # 28-2A

Wailuku, HI 96793

P: 808-242-7027 F: 808-500-6199

Website: WWW.HALEMAHAOLU.ORG

Email: counseling@halemahaolu.org

Disclosure to Client for HUD Housing Counseling Services

Page 2

Hale Mahaolu, is a private non-profit corporation, was organized in 1967 and has been a sponsor, developer, owner, and manager of 16 different properties (approximately 1,100 units) in Maui County (including the islands of Molokai and Lanai). The corporation's purpose is to develop and manage safe, sanitary, decent housing as well as provide supportive services for very low to moderate income seniors, families, and individuals in Maui County. Our objective is to provide rental housing, related facilities, and supportive services specially designed to meet the physical, social, and psychological needs of our residents and to contribute to their health, security, happiness, and usefulness in an independent living setting.

Hale Mahaolu's Congregate Housing Services Program (CHSP) conducts a mini case management service to arrange for our residents' housekeeping, transportation, legal and other needs to residents of Maui.

Hale Mahaolu's Meals Program prepares more than 500 nutritious daily lunches and dinners for home delivery at Hale Mahaolu's Akahi and Elua housing sites and the surrounding communities at a reasonable fee.

Hale Mahaolu's Personal Care Program offers in-home assistance to over 450 unduplicated frail elderly or disabled persons who are unable to perform activities of daily living by themselves throughout Maui County.

Participation in our HUD housing counseling services does not obligate you to receive, purchase, or use any other services offered by this agency or by parties mentioned above or any other party.

As a condition of our services, in alignment with your goals, and in compliance with HUD's Housing Counseling Program requirements, we must provide information on alternative services, programs and products if applicable and know.

I have read and have received a copy of this disclosure.

Signed: _____

Date: _____

Signed: _____

Date: _____

This disclosure was conveyed verbally via a virtual/telephonic session.

Acknowledged by: _____

Date: _____

Hale Mahaolu
Homeownership & Housing Counseling Program

Agency Representative: _____

Date: _____



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Phone: 808-242-7027 Fax: 1-808-500-6199

GRANTOR'S THIRD PARTY AUTHORIZATION FORM

To Whom It May Concern:

The undersigned Borrower and Co-Borrower (if any) (individually and collectively, "Borrower" or "I"), authorize Hale Mahaolu to submit to U.S. Department of Urban Development (HUD), Hawaii Housing Finance Department Corporation (HHFDC), the County of Maui or other Grantors client level data pertaining to my housing counseling file(s) for the purposes of grant oversight and Housing Counseling Program compliance.

Authorization is given to Hale Mahaolu's Homeownership / Housing Counseling Program and I/we hereby waive any privilege I/we may have to such information. Additionally, e-signatures or copies of this signed form will be considered as acceptable authorization by me/us.

Borrower's Name

Signature

Co-Borrower's Name

Signature

Property Address:

Date



HALE MAHAOLU
WHERE ALOHA LIVES

**AUTHORIZATION FOR RELEASE OF INFORMATION TO
DEVELOPER / LENDER FOR THE PURPOSE OF
PREQUALIFYING FOR A MORTGAGE LOAN**

CONSENT

I hereby authorize and direct HALE MAHAOLU'S HOMEOWNERSHIP/HOUSING COUNSELING PROGRAM to release and verify my financial information. I understand and agree that this authorization or the information obtained with its use may be given to and used by the Corporate Project Developer and Mortgage Lenders for the purpose of Pre-qualifying me for a mortgage loan to purchase a house.

INFORMATION COVERED

I understand that, depending on program policies and requirements, previous and current information regarding my household or myself may be needed. Verifications and inquiries that may be requested include but are not limited to:

- Identity & Marital Status
- Address & Contact Information
- Employment, Income & Assets
- Debt & Credit
- Medical or Child Care Allowances
- Credit History
- Verification of Disability

GROUPS OR INDIVIDUALS THAT MAY ASK

The groups or individuals that may ask for the above information include but are not limited to:

- Banks or other Financial Institutions
- Corporate Land Developers
- Courts and Post Offices
- Credit Providers & Credit Bureaus
- Medical & Child Care Providers
- Present Employers
- Retirement Systems
- Schools and Colleges
- Social Security Administration
- State Unemployment Agencies
- Support & Alimony Providers
- Veterans Administration
- Welfare Agencies

CONDITIONS

I agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file with HALE MAHAOLU. I understand that I have a right to review my file and correct any information that I can prove is incorrect.

SIGNATURES

Borrower/Client	Print Name	Date
-----------------	------------	------

Co-Borrower/Client	Print Name	Date
--------------------	------------	------

Co-Borrower/Client	Print Name	Date
--------------------	------------	------

Co-Borrower/Client	Print Name	Date
--------------------	------------	------



Consumer Report/Credit Information

CONSUMER AUTHORIZATION AND RELEASE

I hereby authorize CoreLogic Credco, LLC ("CREDCO" OR "FAC") to obtain my consumer report/credit information, credit risk scores and other enhancements to my consumer report (hereinafter collectively referred to as "Report") from one or more of the three national credit repositories (Equifax, Experian, Trans Union) and provide a copy of the Report to my housing counseling agency, _____ Hale Mahaolu _____ ("Counselor") for Counselor to provide housing counseling services. This authorization is intended to comply with a consumer report request as set forth in 15 U.S.C. 1681b(a)(2).

I acknowledge that the Report is provided "AS IS" AND THAT CREDCO MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND IMPLIED WARRANTIES ARISING FROM A COURSE OF DEALING OR A COURSE OF PERFORMANCE WITH RESPECT TO THE ACCURACY, VALIDITY, OR COMPLETENESS OF THE REPORT OR THAT IT WILL MEET MY NEEDS AND CREDCO EXPRESSLY DISCLAIMS ALL SUCH REPRESENTATIONS AND WARRANTIES.

I recognize that the accuracy, validity or completeness of the Report provided by CREDCO is not guaranteed by CREDCO and I hereby release CREDCO and CREDCO's parent, sister, affiliated companies, successors and assigns and its and their directors, officers, agents, employees and independent contractors (collectively, "CREDCO's Affiliates") from any liability from any negligence in connection with the preparation of the Report and from any loss, damages, expenses, costs or obligations of any kind and nature whatsoever suffered by me resulting directly or indirectly from the inaccuracy, invalidity or incompleteness of the Report.

I covenant not to sue or maintain any claim, cause of action, demand, cross action, counterclaim, third party action or other form of pleading against CREDCO or CREDCO's Affiliates for damages based upon the inaccuracy, invalidity or incompleteness of any Report provided by CREDCO hereunder.

If one or more of the provisions, or a portion of a provision of this document are held for any reason to be invalid, illegal or unenforceable, such invalidity or illegality or unenforceability will not affect any other provisions of this document, and this document will be construed as if such invalid, illegal or unenforceable provision had not been contained herein.

Social Security # _____

Date of Birth: _____

Date: _____

(Signature)

(Print Name)



Consumer Report/Credit Information

CONSUMER AUTHORIZATION AND RELEASE

I hereby authorize CoreLogic Credco, LLC ("CREDCO" OR "FAC") to obtain my consumer report/credit information, credit risk scores and other enhancements to my consumer report (hereinafter collectively referred to as "Report") from one or more of the three national credit repositories (Equifax, Experian, Trans Union) and provide a copy of the Report to my housing counseling agency, _____ Hale Mahaolu _____ ("Counselor") for Counselor to provide housing counseling services. This authorization is intended to comply with a consumer report request as set forth in 15 U.S.C. 1681b(a)(2).

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Social Security # _____

Date of Birth: _____

Date: _____

(Signature)

(Print Name)

Hale Mahaolu

Homeownership/Housing Counseling Program

INCOME & EXPENSE ANALYSIS For: PART I

MONTHLY HOUSEHOLD INCOME	
Full-time job	
Full-time job	
Part-time job(s)	
Part-time job(s)	
Rental Income	
Other:	
Other:	
TOTAL	\$0.00

INSURANCE & MEDICAL	
Health Insurance	
Dental Insurance	
Life Insurance	
Doctor's Visits	
Dentist Visits	
Prescriptions	
Other:	
TOTAL	

HOUSING	
Estimated Mortgage	
HOA Fees	
TOTAL	\$0.00

FOOD	
Groceries	
School Lunches	
Restaurant & Eating Out	
Work-related (lunches & snacks)	
TOTAL	\$0.00

TRANSPORTATION	
Car Payment	
Car Payment	
Gas - Vehicle #1	
Gas- vehicle #2	
Car Insurance	
Bus Fare	
TOTAL	\$0.00

OTHER EXPENSES	
Allowances	
Baby Supplies (formula, diapers etc.)	
Childcare	
Cigarettes/Alcohol	
Clothing	
Donations/Tithes	
Gifts & Parties	
Hair/Nails	
Movies or Video Rental	
Pet Supplies & Food	
Refuse Collection	
Savings	
Sports, Lessons, Gym Membership	
Subscriptions	
Tuition	
TOTAL	

UTILITIES	
Electric	
Water/Sewer	
Cable	
Telephone/Cell Phone	
Internet	
Propane Gas or Refuse Collection	
TOTAL	\$0.00

INCOME & EXPENSE ANALYSIS

PART II

OTHER MONTHLY EXPENSES

LOANS & INSTALLMENT PAYMENTS

CREDITOR	TYPE	BALANCE	Required Monthly Payments	Actual Monthly Payments
TOTAL				\$ -

OTHER MONTHLY EXPENSES

Credit Cards:

CREDITOR	TYPE	BALANCE	Required Monthly Payments	Actual Monthly Payments
TOTAL				\$ -
Total Income LESS		\$ -		
Housing Expenses		\$ -		
Transportation		\$ -		
Utilities		\$ -		
Insurance & Medical		\$ -		
Food		\$ -		
Other Expenses		\$ -		
Loan Payments		\$ -		
Credit Card Payments		\$ -		
Total		\$ -		

Front-End DTI

Back-End DTI



Homeownership/Housing Counseling Program

95 Mahalani St., Suite #28-2A, Wailuku, HI 96793

Phone: 808-242-7027 Fax: 1-808-500-6199

Privacy Statement

Hale Mahaolu is committed to assuring the privacy of individuals and/or families who have contacted us for assistance. We realize that the concerns you bring to us are highly personal in nature. We assure you that all information shared both orally and in writing will be managed within legal and ethical considerations. Your "non-public personal information," such as your total debt information, income, living expenses and personal information concerning your financial circumstances, will be provided to creditors, program monitors, and others only with your authorization and signature on the Authorization for Release of Information form. We may also use anonymous aggregated case file information for the purpose of evaluating our services, gathering valuable research information and designing future programs.

Types of information that we gather about you:

- Information we receive from you orally, on applications or other forms, such as your name, address, e-mail address, phone number, social security number, assets and income;
- Information about your transactions with us, your creditors, or others, such as your account balance, payment history, parties to transactions and credit card usage; and
- Information we receive from a credit reporting agency, such as your credit history.

You may opt-out of certain disclosures

1. You have the opportunity to "opt-out" of disclosures of your nonpublic personal information to third parties (such as your creditors), that is, direct us not to make those disclosures.
2. If you choose to "opt-out", we will not be able to answer questions from your creditors. If at any time, you wish to change your decision with regard to your "opt-out", you may call us at (808) 242-7027 or (808) 661-5957 and do so.

 I CHOOSE TO "OPT-OUT"

Release of your information to third parties

1. So long as you have not opted-out, we may disclose some or all of the information that we collect, as described above, to your creditors or third parties where we have determined that it would be helpful to you, would aid us in counseling you, or is a requirement of grant awards which make our services possible.
2. We may also disclose any nonpublic personal information about you or former customers to anyone permitted by law (e.g. if we are compelled by legal process).
3. Within the organization, we restrict access to nonpublic personal information about you to those employees who need to know that information to provide services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Signature: _____

Date: _____

Signature: _____

Date: _____



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HOUSING COUNSELING
P: 808-242-7027 | F: 808-500-6199
95 Mahalani St. Suite 28-2A
Wailuku, HI 96793
WWW.HALEMAHAOLU.ORG

I have received copies of the following:

- Requesting your Credit Report
- For Your Protection: Get a Home Inspection (HUD-92564-CN)
- Ten Important Questions to Ask Your Home Inspector
- HUD Lead – Information Sheet
- Other Loan Alternatives
- Hula Mae Mortgage Loan Program

Signature:_____

Date:_____



Requesting your Credit Report

Free credit reports are available to consumers over the internet, by phone or by mail.

To Request Your Credit Report over the Internet:

- www.annualcreditreport.com

To Request Your Credit Report by phone:

- Call 1-877-322-8228
- You will go through a simple verification process over the phone.
- Your reports will be mailed to you within 15 days.
- Allow 2-3 weeks for delivery.

To Request your Credit Report by mail:

- Download the request form at - www.annualcreditreport.com
- Print and complete the form
- Mail the completed form to:
Annual Credit Report Request Service
P.O. Box 105281
Atlanta, GA 30348-5281

Your reports will be mailed to you within 15 days. Please, allow 2-3 weeks for delivery.

VantageScore

- Owned by the three Credit Bureaus and governed by the Federal Housing Finance Agency (FHFA).
- Free credit score pull at – www.vantagescore.com

CAUTION

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



OMB Approval No: 2502-
0538 (exp. 04/30/2018)

For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified 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 or replaced; and Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

You Must Ask for a Home Inspection

A home inspection will only occur if you arrange for one. FHA does not perform a home inspection.

Decide early. You may be able to make your contract contingent on the results of the inspection.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection and does not replace a home inspection. Appraisals estimate the value of the property for lenders. An appraisal is required to ensure the property is marketable. Home inspections evaluate the condition of the home for buyers.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA cannot give or lend you money for repairs, and FHA cannot 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.

Radon Gas Testing and other safety/health issues

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236.

Ask your home inspector about additional health and safety tests that may be relevant for your home.

Be an Informed Buyer

It is your responsibility to be an informed buyer. You have the right to carefully examine your potential new home with a qualified home inspector. To find a qualified home inspector ask for references from friends, realtors, local licensing authorities and organizations that qualify and test home inspectors.



COPY RECEIVED BY: _____

HUD-92564-CN (6/14)



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.

Copy Received By: _____



Lead

“Despite progress, lead poisoning remains one of the top childhood environmental health problems today.”

President’s Task Force on Environmental Health Risks and Safety Risks to Children

Did you know...

- Many homes built before 1978 have lead-based paint?
- 24 million homes in the United States have peeling or chipping lead-based paint or high levels of lead in dust?
- Infants, children under six, and pregnant women should have their blood tested for lead?
- In the United States, children from low-income families are eight times more likely to get lead poisoned?

What is it?

Lead is a toxic metal used in a variety of products and materials. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves, and blood. Some symptoms of lead poisoning may include headaches, stomachaches, nausea, tiredness, and irritability. Lead can also harm children without causing any obvious symptoms.

Both inside and outside the home, deteriorated lead-paint releases its lead, which then mixes with household dust and soil. Children can become lead poisoned by putting their hands or other lead-contaminated objects into their mouths, by eating paint chips found in homes with peeling or flaking lead-based paint, and from playing in lead-contaminated soil.

continued on back

Lead

In homes built before 1978, treat peeling paint as a lead hazard unless proven otherwise.



What can you do?

1. If your home was built before 1978:

- Mop smooth floors (using a damp mop) weekly to control dust.
- Vacuum carpets and upholstery to remove dust, preferably using a vacuum with a HEPA filter or a "higher efficiency" collection bag.
- Take off shoes when entering the house.
- Pick up loose paint chips carefully with a paper towel; wipe the surface clean with a wet paper towel.
- Take precautions to avoid creating lead dust when remodeling, renovating, or maintaining your home.
- Have it checked for lead hazards by a lead professional (including the soil).

2. For your child:

- Frequently wash your child's hands and toys to reduce exposure.
- Use cold tap water for drinking and cooking.
- Avoid using home remedies (such as *arzacon*, *greta*, *pay-loo-ah*, or *litargirio*) and cosmetics (such as *kohl* or *alkohl*) that contain lead.
- Have your child's blood lead level tested at age 1 and 2. Children from 3 to 6 years of age should have their blood tested, if they have not been tested before and:
 - They live in or regularly visit a house built before 1950;
 - They live in or regularly visit a house built before 1978 with on-going or recent renovations or remodeling; or
 - They have a sibling or playmate who has or did have lead poisoning.

For more information...

Visit HUD's website at www.hud.gov/offices/lead for more information about addressing health hazards in homes or to learn if HUD has a Healthy Homes program in your community. From HUD's website, you can download a copy of "Help Yourself to A Healthy Home" for more practical steps you can take to make your home a lead-safe home.

Other Federal Resources

**U.S. Department of Housing and Urban Development,
Office of Healthy Homes and Lead Hazard Control**
www.hud.gov/offices/lead or call (202) 755-1785

The National Lead Information Center
(800) 424-LEAD (5323)
www.epa.gov/lead/pubs/nlic.htm

Centers for Disease Control and Prevention (CDC)
www.cdc.gov/nceh/lead

Environmental Protection Agency (EPA)
www.epa.gov/lead

**U.S. Department of Labor,
Occupational Safety & Health Administration**
www.osha.gov/SLTC/lead

U.S. Consumer Product Safety Commission (CPSC)
www.cpsc.gov or call (800) 638-2772

Dust created by opening and closing windows is a common lead hazard.



*Photo by: January E. Jones,
Improving Kids' Environment*



HALE MAHAOLU

WHERE ALOHA LIVES

HOMEOWNERSHIP & HOUSING
COUNSELING PROGRAM

95 Mahalani St, Ste # 28-2A

Wailuku, HI 96793

P: 808-242-7027 F: 808-500-1699

Website: WWW.HALEMAHAOLU.ORG

Email: counseling@halemahaolu.org

Other Loan Alternatives

Federal Housing Administration (FHA) Loans

- Designed for low-to-moderate income borrowers that may require a lower minimum down payment and lower credit scores. Minimum down payments may be as low as 3.5% with a credit score of 580 or higher.
- Must purchase Mortgage Insurance that is paid to FHA to help protect the lender should the borrower default on the mortgage loan. The number of loan years that an FHA Mortgage Insurance must be paid on an FHA mortgage loan is dependent on the mortgage term (the number of years it takes to pay off the mortgage) and the Loan-to-Value (LTV – a calculated number that lenders use when comparing the loan amount to the market value of the home).
- FHA mortgage insurance will help delinquent borrowers who are behind on their mortgage payments become current with their mortgage payments.
- Types of FHA loans:
 - Home Equity Conversion Mortgages (HECM; aka Reverse Mortgage) – This mortgage program helps Seniors 62 years of age or older convert equity in their home to cash while remaining the homeowner.
 - FHA 203(k) – This type of loan allows the borrower to borrow funds to purchase a home and to make home improvements.
 - FHA Energy Efficient Mortgage – Similar to the FHA 203(k) Improvement Loan program but is used to make energy efficient upgrades to a home that are cost effective.
 - Section 245(a) – For borrowers that expect their income to increase over time. Starts off at a lower initial monthly payment that will gradually increase over time.
- Other loans available for Home Repairs and Refinancing.

VA Loans

- A mortgage loan backed by the U.S. Department of Veterans Affairs
- To qualify for a VA loan, you must be an active Servicemember, a Veteran, or an eligible surviving spouse.
- Loans are offered through banks and mortgage companies to help buy, build, repair, retain or adapt a home.
- Advantages of a VA Home Loan
 - No down payment
 - No mortgage Insurance premiums or PMI
 - Lower average interest rates
 - Loan closing cost
 - No prepayment penalty
 - Variety of purchase and refinance options
 - Reusable for Veterans with entitlement remaining.
- VA loan types:



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- **VA Direct Home loan** – VA is the mortgage lender, and you must apply and work directly with the VA.
- There is also the **Native American Direct Loan (NADL)** program that usually has better terms than what a private bank, mortgage company or credit union can offer.
- **VA-backed home loan** – Loans are done through private lenders such as banks and mortgage companies. Has a guaranty that allows the lender to recover some, or all their losses should the loan goes into foreclosure.
- Other loans available for Home Repairs and Refinancing.

USDA Loans

- Zero-down-Payment mortgages for eligible Rural homebuyers.
 - Direct Loans – Offered directly by USDA, 33-year fixed interest rate, Applicant's income must be below local low-or very low-income limits determined by USDA, Payment assistance may be available, Apply at local USDA Rural Development office.
 - Guaranteed Loans – Offered by lenders such as banks, and guaranteed by USDA, 30-year fixed interest rate, Applicant's income must be below local moderate-income limits determined by USDA, Apply with local USDA-approved lender
- Other loans available for Home Repairs and Refinancing

QUESTIONS AND ANSWERS

What is a Mortgage Credit Certificate?

The Mortgage Credit Certificate Program was authorized by Congress in the 1984 Tax Reform Act as a means of providing housing assistance to families of low and moderate income. The Hawaii Housing Finance and Development Corporation (HHFDC) is an Issuer of Mortgage Credit Certificates.

The Mortgage Credit Certificate (MCC) reduces the amount of federal income tax you pay, thus giving you more available income to qualify for a mortgage loan and assist you with house payments.

The MCC is available to homebuyers who meet household income and home purchase price limits established for the MCC Program, as well as other federal eligibility regulations.

How will a MCC assist my home purchase?

The federal government allows each homeowner to claim an itemized federal income tax deduction for the amount of interest paid each year on a mortgage loan.

For a homeowner with a MCC, this benefit is even better: 20% of your annual mortgage interest will be a direct federal tax credit, resulting in a dollar-for-dollar reduction of your annual federal income tax liability. The remaining 80% of your annual mortgage interest will continue to qualify as an itemized tax deduction.

The amount of your mortgage credit depends on the amount of interest you pay on your mortgage loan. However, the amount of your mortgage credit cannot exceed the amount of your annual federal income tax liability. Unused mortgage credit can be carried forward for three years to offset future income tax liability.

What are the loan terms?

You are free to seek financing from any lender. However, MCCs are available only through participating lenders listed on our website. The lender providing the financing is allowed to establish the interest rate, loan term, down payment requirement, credit and underwriting criteria, loan type, mortgage insurance requirement, fees, points, closing costs, and all other terms.

MCCs cannot be used in conjunction with qualified mortgage bonds or qualified veteran's mortgage bonds including Hula Mae loans.

How long does the MCC last?

The MCC will remain in effect for the life of your mortgage loan, so long as the home remains your principal residence. The amount of your annual mortgage credit will be calculated on the basis of 20% of the total interest paid on your mortgage loan for that year.

What are the requirements?

The MCC requirements include the following:

- The home you buy must be used as your principal residence after you obtain your mortgage. If it stops being your principal residence, your MCC will be automatically revoked and you will no longer be entitled to claim the mortgage credit.
- You cannot have an ownership interest in a principal residence at any time in the last three years. However, this requirement does not apply to homes in targeted-areas. See a Participating Lender for a list of targeted-areas.
- The mortgage loan must be a new loan. You cannot be issued a MCC for the acquisition, replacement or refinancing of an existing mortgage loan. However, you may (on a case-by-case basis) be issued a MCC for the replacement of construction period loans, bridge loans, or similar financing of a temporary nature with a term of twenty-four months or less.
- The federal government considers the MCC tax credit to be a subsidy. As such, you may be subject to federal "recapture tax" if (1) you sell your home within nine years of purchase, (2) you sell your home at a gain, and (3) your income increases above a specified level.
- A \$25 Application Fee and a fee of \$400 will be charged for the processing of your MCC application. Loans must be closed within 90 days of issuance of a MCC Conditional Commitment or will be subject to a \$100 extension fee for every 60-day period thereafter. The MCC Conditional Commitment may be extended, subject to a \$100 extension fee for every 60-day period thereafter. Please contact a MCC Participating Lender to learn more about the MCC Program requirements.

What are the income and purchase price limits?

The purchase price limits vary by county, while the income limits vary by county and family size.

2023 INCOME LIMITS:

County	Families of 2 or less	Families of 3 or more
Honolulu	\$142,419	\$163,782
Maui	\$136,920	\$159,740
Kauai	\$136,800	\$159,600
Hawaii	\$107,200	\$123,280

The income limits may be increased or decreased by the HHFDC pursuant to U.S. Internal Revenue Service guidelines. The annual gross income limits are available upon request. The income limits are for Non-Targeted Areas. Please contact the HHFDC for income limits in Targeted Areas.

2023 PURCHASE PRICE LIMITS:

County	Newly Constructed or Existing Residences
Honolulu	\$621,067
Maui	\$687,951
Kauai	\$702,283
Hawaii	\$396,527

The above limits apply only to fee simple fully completed units. Leasehold residences and uncompleted units are subject to certain adjustment in determining their "acquisition cost" as defined by the U.S. Internal Revenue Service. The purchase price limits may be 1) increased by HHFDC for mortgage loans made in targeted areas; or 2) increased or decreased by HHFDC pursuant to the U.S. Internal Revenue Service guidelines.

Note: If you choose to refinance an existing MCC-assisted mortgage, your original MCC becomes null and void. You must obtain a reissuance of the original MCC in order to continue to qualify for the tax credit. The reissuance of the certificate can only be made if the refinance is through a Participating Lender, please contact a Participating Lender for more details.

Where can I get a MCC?

You are free to seek financing from any lender. However, MCCs are available only through the participating lenders listed online.

<http://dbedt.hawaii.gov/hhfdc/mortgage-credit-certificate/>