

Q: What do I do after I send in my application?

A: After your application is processed completed, a letter will be sent to you listing items you will need to submit in order to gain approval.

Q: Can you send me an approval letter that I can take to my Financer to let them know I will be getting money for a down payment?

A: You are not approved, until I have received all items requested. In addition, you will not receive approval until you have submitted documentation to me that a purchase commitment is made. This process is necessary to allow serious homebuyers a chance at receiving assistance through this program.

Q: Where can I find information regarding a Homebuyers Course?

A: If you are working with an agent, ask your agent to refer you. My normal suggestion is the internet. A course that will print out a "Certificate of Completion" is all that is necessary. If you have a certificate from a Homebuyers course you had previously attended, that is acceptable too. (Local applicants can follow the link to the website for area Homebuyers Courses.)

Q: I need a Home Inspection for the property I have a contract for; can funds from the Down Payment Program cover this fee?

A: No. Funds for this program are specifically used for the down payment.

Q: My Financer is not familiar with the Down Payment Program, is there information I can give to them to help them understand?

A: First I suggest submitting the Guidelines to them. Secondly, having them review the website with you may also help. I only suggest this information source as an immediate alterative. Many of my applicants are on different time zones and out of area so if a question may be answered through these recourses, then it will help. Finally, give them my contact information, I will be happy to explain the specifics of this program.

Q: Does a Rent to own or Lease Purchase qualify?

A: Only if you are financing the purchase through a lender. If you are using your rent as payment towards the purchase of a home, this does not qualify for Down Payment.

Q: Will this program help me buy a mobile home or a manufactured home?

A: Yes, but your home must be placed on a permanent foundation as well as obtain financing for the purchase.

Q: Can I build a home?

A: Yes, as long as your construction loan is rolled over into a mortgage.

Q: Can this program help me purchase land?

A- No.

Q: I currently own land; can I build a home on it using Down Payment funds?

A: Yes, but, the land must have existing utilities and your construction loan must be rolled over into a mortgage.

Q: Can I send you a copy of my check for the verification of the \$1000 down?

A: Unfortunately no. The only method of acceptable verification is through your financier. Your financier will notate earnest money received from you. In turn, the earnest money will be reflected in you contract. Keep in mind; I will have to see \$1,000 total earnest money *before* you will be approved.

Q: I paid \$500 for a home inspection; can this money be applied as \$1000 earnest money?

A: No. Your \$1000 down payment is to be applied specifically to earnest money.

Q: I need some repairs done on the home I am going to purchase, when can I apply for the Renovation Repair Program?

A: You are eligible to apply for any program in National Programs 3 years from your last activity.