

HOME REHABILITATION

Neighborhood Housing Services of Lackawanna County

< Home Rehabilitation Loan >

- ◆ LOANS UP TO \$7,500
- ◆ 4% INTEREST RATE
- ◆ FLEXIBLE UNDERWRITING
- ◆ NO APPRAISAL REQUIRED
- ◆ MINIMAL CLOSING COSTS



NEW!
EXPANDED
INCOME
ELIGIBILITY!

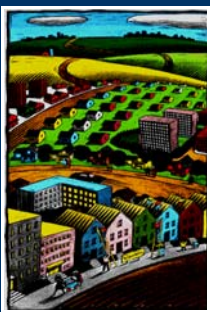
Neighborhood Housing Services of Lackawanna County (NHS) is pleased to introduce its new **Home Rehabilitation Loan**. This income-eligible product provides funds in the form of a low-interest loan designed to address emergency repair needs and/or long-term safety, energy efficiency or livability improvements for area homes. NHS is especially committed to working with homeowners who may have difficulty obtaining financing through traditional methods.

🏠 ROOF REPAIR 🏠 WINDOWS 🏠 INSULATION

🏠 WATER HEATER
REPLACEMENT

🏠 FURNACE
REPLACEMENT

For more information on NHS's Home Rehabilitation Loan please call **David J. Gaiardo** at **(570) 558-2490**.



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Home Rehabilitation Loan

ELIGIBILITY REQUIREMENTS

Updated December 2nd, 2009

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1. The Home Rehabilitation Loan was designed by Neighborhood Housing Services of Lackawanna County (NHS) to address the home rehabilitation needs of (primarily) low to moderate (up to 100% of HUD Area Median Income or AMI) income families in our region. However, due to the current economic climate, borrowers with a gross income of between 100% and 150% of HUD AMI will also be eligible for this product at the discretion of NHS. Specific borrower information guidelines are below:

<u>Household Size</u>	<u>100% AMI</u>	<u>150% AMI</u>
1	\$39,600	\$59,400
2	\$45,300	\$67,950
3	\$50,900	\$76,350
4	\$56,600	\$84,900
5	\$61,100	\$91,650
6	\$65,700	\$98,550

2. The standard loan limit shall be \$5,000.00. The purpose of the loan is to allow such homeowners to repair and/or update their homes in regard to Safety, Health, Code and Livability concerns. In addition, if borrower is making energy efficient home improvements through the use of Energy Star products they will be eligible for up to an additional \$2,500.00 or the cost of the Energy Star improvements (whichever is less).
3. Borrower must own AND occupy the home as their primary residence on a permanent, year-round basis. Property must be single-family residence.
4. Borrower must complete a Home Rehabilitation Loan application with the NHS Loan Officer.
5. Borrower shall obtain three (3) separate estimates from licensed contractors (licensed in PA and specific municipality if necessary) for work to be completed with loan funds.
6. Loan application review and approval is based on NHS General Lending Guidelines & Processing Procedures and the current NHS Underwriting Guidelines.
7. Property shall be appraised utilizing loan-officer drive-by appraisal and the HUD-approved NHS rehabilitation valuation method.
8. Closing costs will include a \$150.00 processing fee plus actual mortgage recording fees (specific fee information will be available at time of application). Processing & recording fees may be financed in loan if necessary.
9. Loan term shall be sixty (60) months.
10. Loan rate shall be a fixed at 4%.
11. All loans will be secured by subject property. Second or third lien position will be allowed.
12. Borrower shall sign agreement to allow NHS to provide delinquency counseling or refer borrower to an outside agency for said counseling if the loan becomes more than 30 days past due.
13. All loan disbursements will be made directly to contractor/supplier by NHS (loan will not be disbursed to homeowner). Partial billing is allowable if homeowner signs off on work completed.

