

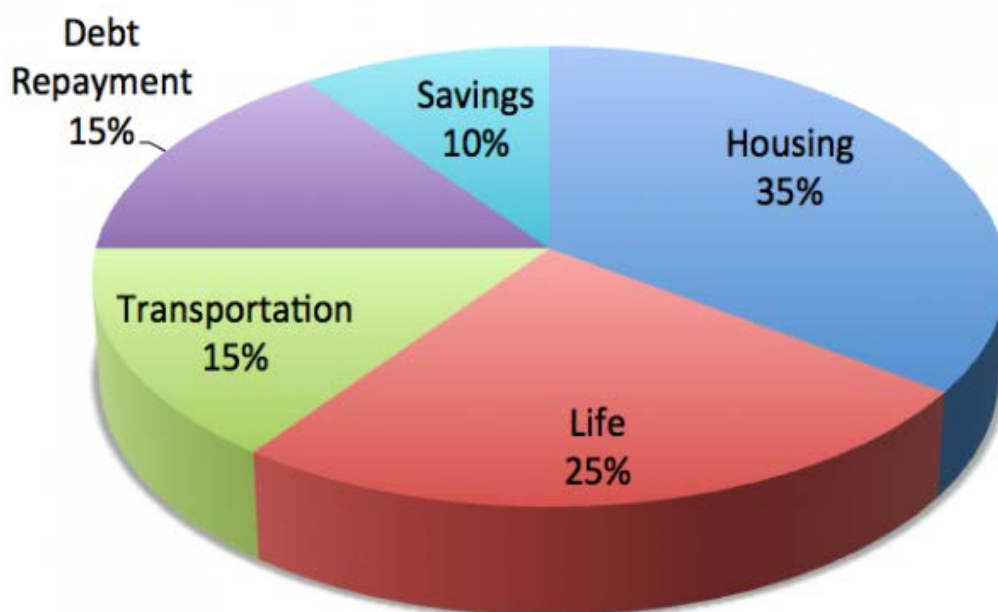


## Homeownership and Asset Development Center

### Housing Services & Fees Price List

<b>Types of Services &amp; Fees</b>	<b>Price</b>
Pre-Purchase & Credit Review Counseling	Free
Credit Report	Free
Mortgage Default Counseling	Free
Homeless Assistance	Free, subject to the availability of funds
Rental Assistance	Free, subject to the availability of funds
Group Homebuyers Workshop	Free
Online E-Home America's Homebuyers Workshop <b>(for an individual)</b>	\$49.00 with Coupon Code \$99.00 without Coupon Code
Down Payment Assistance Application Processing/Counseling Fee – <b>ONLY IF APPROVED</b> the \$500.00 from the down payment assistance that you would receive. <b>For Example: You receive a \$5,000 down payment assistance forgivable or repayable loan, a \$500 fee on the closing disclosure for counseling fee. Therefore, your net benefit towards other closing costs and down payment is \$4,500.</b>	\$500.00
Mutual Self-Help Construction Settlement Fee	\$500.00

[Most books and authors will tell you the rule of thumb on budgeting is to take a percentage of your income and it looks something like this:](#)



**HOUSING: Anything to do with SHELTER = 35%**

Rent; Mortgage, Utilities (Water, Gas, Heat, Electricity); Rent Insurance, House Insurance; Home Maintenance (not buying furniture, *actual* home repairs); Condo Fees

**LIFE: Basically everything else = 25%**

Groceries; Cell phone; Telephone; Television; Internet; Eating out; Pet supplies; Furniture for the home; Medical needs (medicine or doctor/dentist visits); Clothing; Toiletries; Makeup; Gifts; Entertainment; Bank Fees; Holiday Spending

**TRANSPORTATION: Expenses for how you get to where you're going = 15% - 20%**

Car payments; Public transportation; Gasoline; Maintenance for the car; Car insurance; Driver's License/Vehicle Registration Fees; Parking costs; Parking Tickets (don't get any!)

**DEBT REPAYMENT: Money you are using to clear your debt = 15%**

Pay down your debt with the highest interest rate. Then take that money after that debt is gone and pay extra on the next debt, etc.

**SAVINGS: Money you don't touch on a daily basis! = 10%**

Emergency funds; Retirement savings; Short-term savings like a travel fund.

Accuracy: These are just approximate estimates as used by "experts". Of course, every household is different and percentages will vary by income level and family size and other expenses not included here. This might also include tithing/charity contributions, for example. These percentages serve as a helpful guideline only. The best way to get the right budgeting percentages for your household is to track your expenses for 2 months to see exactly how much you are spending. Armed with this information, draw up your own percentages that are more precise for your unique family situation.



## **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 inspection, 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](http://www.HUD.gov); Energy Efficiency - see the DOE Energy Star Program at [www.energystar.gov](http://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](http://www.ashi.org) or by telephone at: 1-800-743-2744.

**I/We have read this document and understand that if I/we wish to get a home inspection, it is best to 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.**

Public reporting burden for this collection is estimated at an average of 30 minutes to review the inspections, 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/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.



# 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

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

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 a 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 to \$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.