

# HomeCents

(Low Interest Home Improvement Loan Program)

Red River Valley Community Action (RRVCA), utilizing funds provided by the City of Grand Forks, is offering low-interest home improvement loans at 2% financing. Loans are available to low and moderate-income homeowners. Properties eligible for this program must be owner occupied and located within the city limits of Grand Forks. Loans are available for interior/exterior home improvements, which may include but are not limited to roofing, siding, windows, doors, electrical, plumbing, and heating or cooling system repairs or replacements.

RRVCA will provide assistance in every step of the home improvement process. A construction advisor is assigned to each loan applicant and will work with the homeowner to finalize a work specification write-up and secure a qualified contractor. RRVCA will also provide periodic on-site visits to ensure compliance with work specifications

Loan incentives include:

- A maximum repayment plan of up to 20 years.
- No loan processing fees.
- No home equity required.
- RRVCA will grant 10%, or a maximum of \$1,000 for each home improvement project with no repayment required by the homeowner.
- Borrowers may defer up to 20% of the entire loan amount at 0% interest; payable upon sale of the home or change of ownership.
- RRVCA will grant up to 25% for public sidewalk repairs.
- Minimum loan amounts are \$1,000; with a maximum loan amount of \$25,000.
- A complete lead-based paint analysis will be performed on every project, as required by federal regulations, with no additional expense to the homeowner.
- Homeowners may do the work themselves and assume loans for materials only.  
(Conditions do apply)

All applicants must demonstrate their ability to repay the loan. Poor credit history may not disqualify the applicant; however, RRVCA reserves the right to conduct a credit check. A qualified staff member will assist the applicant in designing an affordable payment plan and will verify that property taxes and insurance are current.

All loans will be secured by a property lien registered with the Grand Forks Registrar of Deeds office. Loan records and legal documents will be on file with the Grand Forks City Office of Urban Development. Loan payments will also be made to the City of Grand Forks, Office of Urban Development.

If you have any questions or concerns please feel free to contact our office at 746-5431 and ask for Kathie or Al.



2. HOUSING TYPE: (check one)

- Single Family Dwelling
- Other – (please see note below.)

- Note: If “Other” box is checked, please contact RRVCA to determine the eligibility of your home.

Legal Property Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Year home was built: \_\_\_\_\_

Is your home of historical significance? Yes or No (circle one)

4. TOTAL ANNUAL INCOME: \_\_\_\_\_

Total income must include income for all members over eighteen years of age residing in your residence. Please include; copy(s) of current Federal Income Tax Return, Social Security monthly statement, Disability statement, pay stubs from previous two months, or any other applicable income verification.

**PROVIDE INCOME INFORMATION FOR ALL HOUSEHOLD MEMBERS 18 YEARS OR OLDER. VERIFICATION IS REQUIRED.**

SOURCE OF INCOME	Head of Household	Spouse	Other household member	Other household member
Rental Income				
Interest & Dividends				
Business Income				
Pension or Retirement				
Social Security or SSI				
Employment				
Other (Unemployment, etc.)				
<b>TOTAL</b>				

**ASSETS – VERIFICATION REQUIRED**

TYPE	VALUE	NAME & ADDRESS OF INSTITUTION OR PROPERTY SITE
Checking Acct.		
Savings Acct.		
CD's / Money Markets		
Stocks		
Current Home Value		
Any Additional Property Owned		
<b>TOTAL</b>	\$	

3. EXPENSES: Please check all that apply:

- Own my home. (Free & clear)  
Please include a legally recorded copy of deed.
  
- I pay a mortgage payment to:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Monthly payment: \$\_\_\_\_\_
  
- Contract for Deed. (Must be registered with deeds office. Enclose copy).  
Name of original owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Monthly payment: \$\_\_\_\_\_
  
- Other – Please explain:  
\_\_\_\_\_
  
- Property taxes:           Annual amount: \_\_\_\_\_  
(Must be current)
  
- Property insurance:   Annual amount: \_\_\_\_\_  
(Must be current)  
Name of insurer:        \_\_\_\_\_  
Address:                   \_\_\_\_\_
  
- Second mortgage payment / home improvement loans secured by this property.  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Monthly amount: \$\_\_\_\_\_

Are you delinquent or in default with home mortgage, property taxes, any Federal debt or other loan or obligation? (Circle one)       Yes           No

If yes, please specify: \_\_\_\_\_

**Monthly Household expenses**

Heat: \$\_\_\_\_\_ per month   \$\_\_\_\_\_ annual

Electric: \$\_\_\_\_\_ per month   \$\_\_\_\_\_ annual

Water: \$\_\_\_\_\_ per month (include copy of one month's usage).

A copy of electric and heat usage for 12 consecutive months must be included. To obtain this information you may call XCEL Energy at 1-800-895-4999.

6. LIABILITIES:

<b>Liabilities</b>	<b>Monthly Payments</b>
Name: Address:	Payment Amount: \$ Months remain:
Account #	Unpaid balance: \$
Name: Address:	Payment Amount: \$ Months remain:
Account #	Unpaid balance: \$
Name: Address:	Payment Amount: \$ Months remain:
Account #	Unpaid balance: \$
Name: Address:	Payment Amount: \$ Months remain:
Account #	Unpaid balance: \$
Name: Address:	Payment Amount: \$ Months remain:
Account#	Unpaid balance: \$
Name: Address:	Payment amount: \$ Months remain:
Account #	Unpaid balance: \$
Alimony/child support payments owed to:	\$
Job-related expense (child care, etc.)	\$

7. Note: The following information will be used for statistical purposes only and **will not** be used in determining eligibility: (please check all that apply)

Caucasian  African American  Native American  
 Hispanic  Other  Over 62 years of age

8. Briefly describe repairs you feel are needed for your home. Please understand the housing inspector will take into consideration your ideas listed below in determining actual repairs.

Comments:

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#### 9. ACKNOWLEDGEMENT AND AGREEMENT

The undersigned specifically acknowledges and agrees that: (1) the loan requested by this application will be secured by the mortgage or deed of trust on the property described in this application; (2) the property will not be used for any illegal or prohibited purpose or use; (3) all statements made in this application are made for the purpose of obtaining the loan indicated herein;(4) the property will be owner occupied as indicated in this application; (5) verification or re-verification of any information contained in the application may be made at any time by the lender either directly or through a credit reporting agent, from any source named in this application, and the original copy of this application will be retained by the lender, even if the loan is not approved; (6) the lender will rely on the information contained in the application and I/we have a continuing obligation to amend and/or supplement the information provided in this application if any of the material facts which I/we have represented herein should change prior to closing; (7) in the event my/our payments on the loan indicated in this application become delinquent, the lender may, in addition to all their rights and remedies, report my/our name(s) and account information to a credit reporting agency.

#### 10. BORROWERS' CERTIFICATION

The Undersigned certify the following:

1. I/We have applied for a home improvement loan from the City of Grand Forks. In applying for the loan, I/We completed a loan application containing various information on the purpose and the amount of the loan, employment and income verification, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.

2. I/We understand and agree that the City of Grand Forks reserves the right to change the loan preview process to a full documentation program. This may include verifying the

information provided on the application with the employer and/or the financial institution.

3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this loan, as applicable under the provisions of Title 18, United States Code, Section 1014.

Homeowner's signature\_\_\_\_\_ Date\_\_\_\_\_

Homeowner's signature\_\_\_\_\_ Date\_\_\_\_\_

Co-signer signature\_\_\_\_\_ Date\_\_\_\_\_  
(contract for deed)



## 11. BORROWERS' AUTHORIZATION

To Whom It May Concern:

1. I/We have applied for a home improvement loan from the City of Grand Forks. As part of the application process, the City of Grand Forks and the mortgage insurer (if any), may verify information contained in my/our loan application and in other documents required in connection with the loan either before the loan is closed or as part of its quality control program.

2. I/We authorize you to provide to the City of Grand Forks any and all information and documentation they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; liabilities information; and copies of income tax returns.

3. The City of Grand Forks may address this authorization to any party named in the loan application.

4. A copy of this authorization may be accepted as an original.

Borrower's signature <b>X</b>	Date	Co-Borrower's signature <b>X</b>	Date
<b>To be completed by the interviewer</b>		Interviewers name	
This application was taken by:		Interviewers signature	Date
<input type="checkbox"/> Face-to face interview <input type="checkbox"/> mail		Interviewer's phone number	
Name and Address of Interviewer's Employer		Loan approved/denied by:	

For internal use only:
Loan amount \$ _____ No. of months _____ \$ _____ per month