

FACT SHEET ABOUT HOME REPAIR LOANS

Thank you for your inquiry about a Home Repair loan. The information below provides an explanation of the home repair program. Please read the information carefully; if you have questions, please call us at 715.726.7801.

- **Participants must be income eligible.**
 - Income is verified by the administrator using third party verification and income tax statements.
 - Income limits are based on the number of people living in the home and are set by US Dept. of HUD.
 - We must include the income of everyone who lives in the home. Exceptions are made for full-time students in higher education over 18 years of age and under 22 years of age.
- **Properties must be owner occupied and must be the owners' principal place of residence.**
 - Legally recorded land contracts are permitted, however all parties must sign the loan paperwork.
 - Legally recorded life estates are permitted, however all parties must sign the loan paperwork.
- **Properties must be located outside of any flood plain.**
- **Property taxes and homeowners insurance must be paid and current or be insurable with repairs completed.**
- **The owners' property must not be for sale at any time during this process.**
- **Mortgage payments on the property must be kept current.**
- **Title work will be completed against the property; there must be no liens or judgments on the property (medical judgments may be reviewed).**
- **Equity in the property secures the home repair loan.**
- **Work must be for needed and necessary repairs.**
 - The Home Repair program requires that repairs that affect the occupants' health and safety must be addressed. Other types of repairs cannot be completed unless all health and safety repairs are also addressed.
 - No cosmetic or remodeling work or luxury items will be approved.
 - No new construction is allowed except to remedy overcrowding or to make a home accessible for a person with physical disabilities.
- **Funds cannot be used to reimburse you for work that is already completed.**
- **Do not get bids until INSTRUCTED by the Housing Specialist. Participants must obtain two – three competitive bids for the repair work when instructed by the Housing Specialist.**
- **A mortgage and promissory note is issued against the property for loan to insure payment of the loan.**
- **This is a loan/mortgage against your home. This loan/mortgage will not be forgiven or granted at any time. This is a 0% interest loan with no payments until the owner no longer owns/occupies principal residence as their primary residence. Monthly payments are not required.**

WAITING LIST PRE-APPLICATION FOR HOME REPAIR LOAN

This application does not obligate the applicant or the Housing Authority, but places the applicant's name on a waiting list. At the time funds are available and assistance is offered, a full application including income verification will be completed.

****PLEASE INCLUDE A COPY OF YOUR PROPERTY TAX STATEMENT WITH THIS FORM****

APPLICANT: Please list **ALL** people living in the household – begin with yourself.

Names of Household Members			Sex	Relationship to Applicant	Date of Birth	Age	Race	Hispanic		Disability	
Last	First	MI						Y	N	Y	N
				APPLICANT				Y	N	Y	N
								Y	N	Y	N
								Y	N	Y	N
								Y	N	Y	N
								Y	N	Y	N
								Y	N	Y	N
								Y	N	Y	N

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|------------------------------------|--|--------------------------------------|
| A – White | E – Native Hawaiian/Other Pacific Islander | I – American Indian/Alaskan Native & |
| B – Black/African American | F – American Indian/Alaskan Native & White | Black/African American |
| C – Asian | G – Asian & White | J – Balance/Other |
| D – American Indian/Alaskan Native | H – Black/African American & White | |

Mailing Address (street number and name): _____

City, State, Zip: _____ Approximate Age of Property: _____

Rehab Address if different (rental): _____

Home Phone Number: _____ Cell Phone Number: _____ Work Number: _____

Email: _____ Total Household Annual Gross Income \$ _____
(Includes all income sources, i.e. wages, child support, SS benefits, etc.)

Please indicate where the property is located: (Fill in the correct municipality – only one applies for the first three)

City of _____ Village of _____ Township of _____ County of _____

Is anyone in your household physically disabled? Yes No

If yes, are there modifications that might make your home more accessible for that member? Yes No

If yes, please describe: _____

Please list the types of improvements or repairs you are requesting: _____

Please list any repairs you consider to be a **PRIORITY** and describe why: _____

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

Please Return Pre-Application To: Chippewa County Housing Authority, 711 N. Bridge Street Room 014, Chippewa Falls WI 54729
You may also fax it to: 715-726-7936 or email to housingauthority@co.chippewa.wi.us