



FAIR HOUSING CONTACT SERVICE

Housing Counseling Program Disclosure Form

Fair Housing Contact Service (FHCS) provides housing related counseling to all persons with housing needs, regardless of income, at no charge.

Individual one-on-one pre-purchase counseling sessions - The program will cover the process from beginning to end including the advantages of renting vs. owning, the loan process, working with an agent, budgeting, fair housing laws, the closing process, home equity maintenance, preventing foreclosure, tax benefits, understanding the various loan products available, understanding and improving credit/mortgage scores and developing the best possible strategy to get you into a home with a payment within your household budget.

Delinquency/Default counseling— FHCS will provide information and guidance for clients who are unable to make their mortgage payments and are at risk of losing their homes through foreclosure or for people who are already in the foreclosure process. Services may include information about the foreclosure process, legal timelines, assessment of a homeowner's financial situation, and development of a plan to address homeownership and financial issues; in-depth financial counseling regarding foreclosure avoidance options and/or options that involve leaving the home; advocacy with lenders, when necessary; and referrals to foreclosure prevention resources.

Home Equity Conversion Mortgage Counseling - FHCS will continue one-on-one HECM counseling through referrals and educational seminars or outreach. The counselor will discuss program eligibility requirements, financial implications and alternatives to obtaining a HECM and provisions for the mortgage becoming due and payable. Upon the completion of HECM counseling, the homeowner should be able to make an independent, informed decision of whether this product will meet their needs. FHCS will also counsel clients seeking to obtain the HECM for purchase product.

Post-Purchase/Non Delinquency Homeowner Counseling and education - FHCS' counselor will work with clients seeking information and guidance in the areas of rate/term reduction and/or cash out, and equity loans. For clients seeking information on building rehabilitation, building additions, lender/client dispute resolution, real estate agency/client dispute resolution, and/or client/contractor dispute resolution, FHCS will provide referral sources to clients for additional information. FHCS' post-purchase education efforts concentrate on predatory lending issues in refinancing and home repair, but we will also provide general post-purchase counseling.

Rental Counseling— Tenants and landlords call the Tenant-Landlord Helpline to be informed of their housing rights and responsibilities according to the Ohio Landlord-Tenant Law and local ordinance. This service addresses those areas that directly affect the health and safety of the residents including, but not limited to Evictions, Repairs, Maintenance, Utilities, and Displacement due to Property Foreclosures.

Homeless Displacement Counseling— FHCS counseling services in this area are restricted to providing a one-time payment of up to \$400 toward utilities or security deposit, if the client is referred by a homeless shelter, and performing a home inspection to help preserve the deposit.

Predatory lending— FHCS will provide predatory lending counseling to clients seeking home refinance, home repair, or pre-purchase counseling. FHCS will provide clients with the necessary tools that will enable them to negotiate fair loan terms and to protect themselves against potential predatory lenders.

For clients who feel they have been victimized by predatory lending practices, our counselors help clients investigate the validity of their concerns, and when indicated, report unlawful conduct to the appropriate authorities. We will also provide predatory lending education outreach in partnership with other community CDCs and through public meetings held in conjunction with local elected and appointed officials. FHA Insured Mortgage, Fair Lending, Mortgage Scam, and Fair Housing literature will be distributed.

Housing counseling is offered at 441 Wolf Ledges Parkway, Suite 200, Akron, Ohio 44311. Counseling is also offered in the following ways to accommodate the client: telephone and e-mail. Counseling is strictly confidential. FHCS does not provide legal advice and you are always encouraged to seek the opinion of a licensed attorney if you need legal assistance. **AT NO TIME WILL FHCS, ITS EMPLOYEES OR MEMBERS ACT AS YOUR ATTORNEY IN ANY WAY.**

It is the policy of FHCS not to discriminate on the basis of race, color, national origin, ancestry, citizenship status, religion, sex, sexual orientation, gender identity, veteran or military status, economic status, age, familial status, disability, marital status or any other basis prohibited by law.

Understanding:

You understand that the purpose of FHCS’s housing counseling program is to provide one-on-one counseling to help clients with their housing needs at no cost to you. The counselor may help analyze your financial and credit situation, identify barriers to affordable mortgage financing and other housing problems and develop a plan to remove barriers. The counselor may also provide assistance in debt management by helping you prepare a manageable monthly budget and spending plan. You understand that it will not be the responsibility of the counselor to “fix” the problem, but rather to provide guidance and education which may enable you to resolve your personal financial challenges. **Participation in housing counseling does not affect any other program you may be participating in with FHCS. Housing Counseling participants are under no obligation to participate in any other program offered by FHCS.** You are further advised that no other financial relationships exist between FHCS and any other industry partners beyond local, State and Federal government entities.

Responsibility:

You understand that it is your responsibility to work cooperatively with the housing counselor and actively participate in the process and that failure to do so will result in the discontinuation of your counseling.

I UNDERSTAND AND AGREE WITH THE ABOVE UNDERSTANDING AND RESPONSIBILITY AND AM FULLY AWARE OF WHAT SERVICES FHCS PROVIDES.

Applicant’s Printed Name

Co-Applicant’s Printed Name

Applicant’s Signature

Co-Applicant’s Signature

Housing Counselor Name

Date