



Counseling Resource Guide

As part of FHLBI’s Homeownership Opportunities Program (HOP), homebuyers must complete face-to-face counseling provided by a HUD or state-certified organization or an FHLBI other approved counseling program. This counseling is to be completed prior to purchase of the home. Hardship requests for an exception to this requirement must be submitted in writing to FHLBI.

Individuals receiving assistance through FHLBI’s Neighborhood Stabilization Assistance (NSA) program must complete a counseling program as required by the Neighborhood Stabilization Program (NSP) or FHLBI, prior to the purchase of the home.

Homeowners receiving rehabilitation assistance through the Neighborhood Impact Program (NIP) are not required to have homeownership training; however, it is encouraged. Please see the [HOP, NSA and NIP Guidelines](#) for more information.

The counseling and education sources contained in Section 1 of this Guide meet FHLBI counseling requirements. Section 2 provides links to other credit, anti-predatory lending and financial education resources.

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FHLBI Approved Counseling Programs

HUD-Approved Counseling Agencies

Search by state at: <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>

Housing Finance Agencies (HFA)

Most housing agencies have lists of approved counseling agencies. If you are unable to locate this list, please contact the agency directly.

Click on the color underlined links to go directly to the resources or type the address in a browser.

<p><u>Michigan State Housing Development Authority</u> 735 E. Michigan Avenue P.O. Box 30044 Lansing, MI 48909 (517) 373-8370</p>	<p><u>Indiana Housing & Community Development Authority</u> 30 South Meridian, Suite 1000 Indianapolis, IN 46204-3413 (800) 872-0371 (IN only) or (317) 232-3564</p>
<p>For other HFAs, visit National Council of State Housing Agencies at: http://www.ncsha.org/housing-help</p>	

Other FHLBI Approved Counseling Programs Housing

Fort Wayne Habitat for Humanity - Fort Wayne, IN

- o www.fortwaynehabitat.org

Greater Muncie, Indiana Habitat for Humanity – Muncie, IN

- o <http://munciehabitat.org/>

Habitat for Humanity of DeKalb & Steuben Counties – DeKalb and Steuben Counties, IN

- <http://www.dekalbsteubenhabitat.org/>

Habitat for Humanity of Elkhart County – Elkhart, IN

- <http://www.habitatec.com/>

Habitat for Humanity of Evansville – Evansville, IN

- <http://www.evansvillehabitat.org/>

Habitat for Humanity of Greater Indianapolis – Indianapolis, IN

- <http://www.indyhabitat.org/>

Habitat for Humanity of Monroe County – Monroe County, IN

- <http://www.monroecountyhabitat.org/>

LaGrange County Habitat for Humanity - LaGrange County, IN

- <http://www.lagrangehabitat.org/>

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Additional Counseling Resources

The following counseling and educational resource links are provided to enhance homebuyer, existing homeowner and foreclosure counseling efforts but do not meet FHLBI homebuyer counseling requirements as stand-alone programs.

American Center for Credit Educators: *Credit when Credit is Due*

- <http://www.creditwhencreditisdue.com/>

The course is designed to give consumers the information they need to understand how credit and debt work and to develop responsible money management strategies. The program is also available in Spanish, (CRÉDITO AL MÉRITO), in audio and video form, and online.

Freddie Mac:

Your Route to Homeownership

- http://www.freddiemac.com/corporate/buyown/english/preparing/right_for_you/index.html

This award-winning online tutorial provides easy to understand and in-depth information on all aspects of buying a home, from understanding the pros and cons of homeownership to demystifying the mortgage process. Included are [calculators and worksheets](#) to help along the way.

CreditSmart®

- <http://www.freddiemac.com/creditsmart/home.html>

This award-winning website provides an overview of CreditSmart® credit education curriculum. CreditSmart® has been designed to help customers obtain the knowledge and skills necessary to manage their finances and positively impact their credit. The more they know about credit, the better position they will be in to take advantage of the benefits of good credit.

Fannie Mae: eFannieMae.com

- <https://www.efanniemae.com/is/hcounselors/homebuyered.jsp>
Fannie Mae has a focus on “full-cycle” counseling that not only provides information about the homebuying process and mortgage financing, but also assists in establishing key contacts that can be relied upon to provide additional support to borrowers should they encounter difficulties in meeting their mortgage obligations in the future.

FDIC:**Money Smart**

- <http://www.fdic.gov/consumers/consumer/moneysmart/order.html>
The Money Smart curriculum helps individuals build financial knowledge, develop financial confidence, and use banking services effectively. The Money Smart program may be used by banks and other organizations interested in sponsoring financial education workshops.

Train-the-Trainer Program

- <http://www.fdic.gov/consumers/consumer/moneysmart/trainthetrainer.html>
Provides guidance to one or more lead trainers who either provide financial education training, are part of the FDIC Money Smart Alliance partnership or are interested in implementing a financial education program for their organization. These lead trainers, in turn, conduct workshops in their organizations for additional instructors or move directly to classroom instruction for Money Smart students.

HUD Predatory Lending Information

- <http://www.hud.gov/offices/hsg/sfh/pred/predlend.cfm>

Michigan Save the Dream

- http://www.michigan.gov/mshda/0,1607,7-141-45866_47905-177801--,00.html

Indiana Mortgage Foreclosure Counseling Resources

- <http://877gethope.org>

Indiana has a statewide program to provide free mortgage foreclosure counseling and education to at-risk homeowners. This multi-tiered solution includes a targeted public awareness campaign, a telephone hotline available seven days a week, and a local network of qualified advisors. The toll-free number, 877-GET-HOPE, is available as well as the Web site listed above.

Home Ownership Matters Preservation Center, Inc.

- <http://www.homeownershipmatters.com/home.shtml>
The Home Ownership Matters Preservation Center, Inc. was created to help consumers become more knowledgeable about the entire spectrum of home ownership, initial planning, steps toward buying, home maintenance, plus refinancing or the sale of a

home. HOMPCI also seeks to fill the gap by preparing borrowers to more fully participate in addressing their mortgage default.

Homeownership Preservation Foundation

- <http://www.995hope.org/>

The Homeowner's HOPE™ Hotline at 888-995-HOPE is a counseling service provided by the Homeownership Preservation Foundation to work with consumers to find a solution to foreclosure issues. Counseling is available free of charge, in English and 170 other languages, 24 hours a day, 7 days a week, 365 days a year.

If you have any questions or comments, please contact Ronna Edwards (317-465-0369 or redwards@fhlibi.com).