



# Homeownership Counseling Resource Guide

As required under the FHLBI's Homeownership Opportunities Program (HOP), homebuyers must complete a homeownership counseling program prior to purchasing a home. FHLBI requires that the counseling program be provided by an organization certified and recognized as experienced in housing counseling by HUD or a state agency; delivered by face-to-face tutorial, classroom or workshop session. Counseling completed via telephone, regardless of format or provider, is not acceptable.

In the event a HUD or state agency approved face-to-face program is not available, an FHLBI-approved online counseling program may be completed prior to purchasing the home. The FHLBI-approved online counseling program must be completed along with a follow-up one-on-one session with a member representative via face to face or telephone. The member and homebuyer must certify to completing the one-on-one review session. Please see the HOP Guidelines for more information.

The counseling and education sources contained in Section 1 of this guide meet FHLBI homeownership counseling requirements. Section 2 provides a list of other FHLBI-approved counseling programs. Section 3 provides additional anti-predatory lending and other financial education and homeownership 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.

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

#### ***FHLBI-Approved Online Counseling Programs*** **eHome America**

- <http://ehomeamerica.org/> (Follow instructions under "Start Here")  
eHome America is based on the NeighborWorks America's Realizing the American Dream curriculum and meets the National Industry Standards for homebuyer education. This course



takes approximately 8 hours to complete and requires a registration fee. The program is also available in Spanish.

### **FDIC: Money Smart**

- <http://www.fdic.gov/consumers/consumer/moneysmart/mscbi/mscbi.html>  
(Select: Enter Money Smart CBI Online)

The Money Smart curriculum helps individuals build financial knowledge, develop financial confidence, and use banking services effectively. The program is also available in Spanish.

### **FRAMEWORK-Preparing for Homeownership**

- <http://www.frameworkhomeownership.org/> (Select First Time Homebuyers)

Framework provides the knowledge to be a smart, confident, and successful homeowner. It is the definitive source of homebuyer education in the country. Framework helps homebuyers understand the costs of homeownership. It helps homebuyers figure out an affordable purchase price and monthly payment and explains every financial aspect of buying a home. A counseling curriculum powered by FRAMEWORK is acceptable provided a contractual agreement is documented.

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### **Other FHLBI Approved Counseling Programs Housing**

- Fort Wayne Habitat for Humanity - Fort Wayne, IN- [www.fortwaynehabitat.org](http://www.fortwaynehabitat.org)
- Greater Muncie, Indiana Habitat for Humanity – Muncie, IN- <http://munciehabitat.org/>
- Habitat for Humanity of Elkhart County – Elkhart, IN- <http://www.habitattec.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 Cty, IN- <http://www.lagrangehabitat.org/>
- City of Fort Wayne – Office of Housing and Neighborhood Services- <http://www.cityoffortwayne.org/>



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## Additional Homeownership 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.

### HUD Predatory Lending Information

- <https://www.hudexchange.info/programs/housing-counseling/topics/>

### Indiana Mortgage Foreclosure Counseling Resources

- <http://www.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.

### A Step Forward Michigan

- <https://www.stepforwardmichigan.org/>

The Michigan Homeowner Assistance Nonprofit Housing Corporation (MHA) acting through Michigan State Housing Development Authority (MSHDA) has received federal funds from the U.S. Department of Treasury to help Michigan take a step forward through a comprehensive, statewide strategy that is aimed to help homeowners who are at high risk of default or foreclosure. Through A Step Forward: MHA designed programs to help homeowners who have had a financial hardship.

### Indiana Lead and Healthy Homes Program

- <http://www.in.gov/isdh/26550.htm>

The website provides resources and information to citizens to address lead issues in the home.

### Michigan Resources for Healthy Homes and Lead

- [http://www.michigan.gov/mdch/0,4612,7-132-2940\\_2955\\_2983-263057--,00.html](http://www.michigan.gov/mdch/0,4612,7-132-2940_2955_2983-263057--,00.html)

The website provides state-wide resources are available to help you create and maintain a healthy home.