



Homeownership Counseling Resource Guide

As required under the FHLBank Indianapolis Homeownership Opportunities Program (HOP), homebuyers must complete a homeownership counseling program prior to purchasing a home. FHLBank Indianapolis 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 FHLBank Indianapolis-approved online counseling program may be completed prior to purchasing the home. The FHLBank Indianapolis-approved online counseling program must be completed along with a follow-up one-on-one session via face-to-face or telephone with a member representative. 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 FHLBank Indianapolis homeownership counseling requirements. Section 2 provides a list of other FHLBank Indianapolis-approved counseling programs. Section 3 provides additional anti-predatory lending and other financial education and homeownership resources.

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FHLBank Indianapolis-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><u><i>Michigan State Housing Development Authority</i></u> 735 E. Michigan Avenue P.O. Box 30044 Lansing, MI 48909 (517) 373-8370</p>	<p><u><i>Indiana Housing & Community Development Authority</i></u> 30 South Meridian, Suite 1000 Indianapolis, IN 46204-3413 (800) 872-0371 (IN only) or (317) 232-3564</p>
<p><u>For other HFAs, visit National Council of State Housing Agencies at:</u> http://www.ncsha.org/housing-help</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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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** FHLBank Indianapolis’s 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 at the website 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 has designed programs to help homeowners who have had a financial hardship.

Consumer Protection Financial Bureau

- <https://www.consumerfinance.gov/find-a-housing-counselor/>

Housing counselors throughout the country can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. Using the search box below, you can find one near you. The counseling agencies on this list are approved by the U.S. Department of Housing and Urban Development (HUD) and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. This list will show you several approved agencies in your area.