

Who is Housing Resources?

Housing Resources Incorporated was founded in 1991 to provide education and counseling services to low and moderate-income first-time homebuyers. We are a HUD approved nonprofit organization dedicated to assisting individuals and families in building wealth through home ownership. We pride ourselves in being a unique housing counseling agency, because not only do we assist families in getting into homes, we also provide services to ensure that they remain successful at homeownership.



How does Housing Resources help people?

Our step-by-step program answers common questions about home purchase and home ownership. The personalized counseling services provided help you identify and overcome barriers to home ownership. You will be provided with an individualized home purchase plan and walked through the process of home buying. Additionally our advocacy services, will work on your behalf with all real estate professionals.

Down Payment & Closing Cost Grants

If you are a first-time homebuyer you may be eligible for grants to assist with your down payment and/or closing costs. To be eligible for these grants, you must meet income guidelines. Please call the appropriate office location for help assessing your eligibility and information on grant assistance available.

What services are available at Housing Resources?

\$ FOR HOMEBUYERS

Homebuyer Seminars

Homebuyer education is required for first-time home buyers to access many special loan programs and grants. Our seminars include presentations by mortgage loan representatives, home inspectors, home insurance specialists, real estate brokers and our own staff. The seminars are designed to provide you with financial education information and an overview of the home buying process.



Topics May Include:

- Readiness for home ownership
- Planning & budgeting
- Using credit responsibly
- Credit analysis & correction
- Obtaining Financing
- Selecting a property to purchase
- Making & closing the deal
- Responsibilities of home ownership
- Predatory Lending

One-On-One Pre-Purchase Counseling

Our experienced staff will meet with you individually to help you along the path to home ownership.

Personalized counseling sessions will address the following topics:

- Client intake & needs assessment
- Credit correction & budgeting assistance
- Goal setting & Pre-qualification
- Assemble loan package & processing
- Real estate broker selection
- Loan product and lender selection
- Coordinate pre-approval application
- Home inspection review
- Grant qualification
- Closing



FOR HOMEOWNERS

Post-Purchase Counseling

Housing Resources offers continued assistance, even after you have purchased a home.

Our post-purchase education and counseling offers guidance in the following areas:

- Financial management
- Refinancing
- Credit Repair
- Budgeting Assistance
- Rehabilitation loan and grant assistance
- Foreclosure Prevention



Reverse Mortgage Counseling

If you are a senior (62 or older) a Home Equity Conversion Mortgage (HECM) or reverse mortgage can provide you with one option to improve your financial situation. A reverse mortgage allows you to convert the equity in your home into monthly streams of income and/or a line of credit to be repaid when you no longer occupy your home. Housing Resources offers one-on-one counseling to ensure that you understand the eligibility requirements, financial implications and alternatives to obtaining this type of mortgage.



This program can be a viable option for you if you wish to remain independent and in your home.



Tool Loan Program

The Tool Loan Program lends tools to people who own homes in the City of Milwaukee. If you are planning a do-it-yourself home repair or improvement project, check out one of our Tool Loan Centers. The Tool Loan Centers stock a variety of hand and power tools from screwdrivers, hammers and pipe wrenches to sanders, saws, ladders, wheel barrows and much more. We are your source for getting the right tool for the job.



Membership is easy, just stop by and sign up. The annual fee is \$25 or \$20 for those 62 years and over.

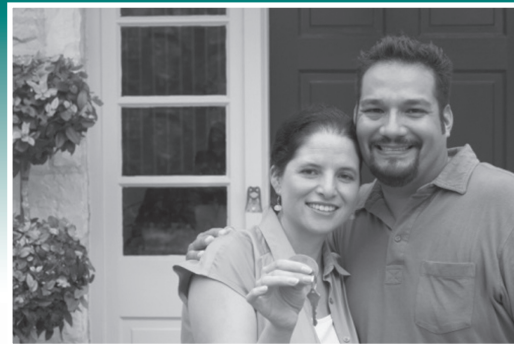
Additionally, the Tool Loan Center staff provides homeowners with a variety of home repair and improvement resources.



**Here's what home owners
are saying about
Housing Resources:**



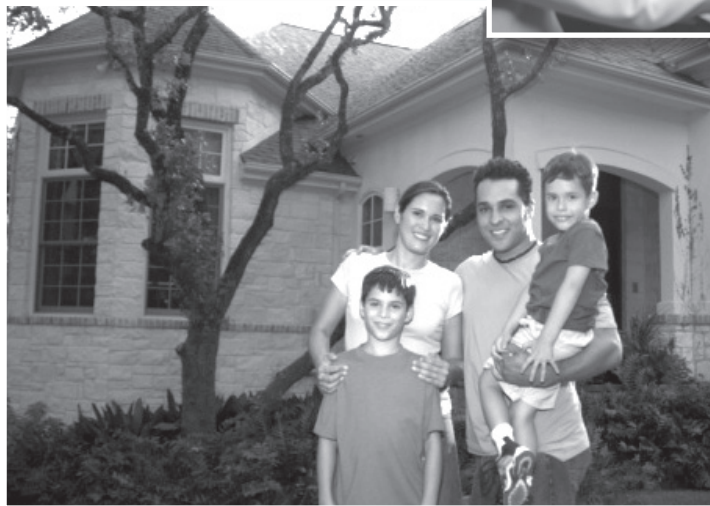
"The Housing Resources staff was willing to answer all of my questions and provide critical information. I appreciated their patience and thoroughness."



"Housing Resources gave me money toward a home. I felt like they were on my side."



"Housing Resources helped me feel less intimidated about the process of buying a home."



"We couldn't have bought a house without Housing Resources. Their hard work and encouragement made it all possible."



NeighborWorks®
HomeOwnership Center

Housing Resources, Inc.
7830 W. Burleigh Street
Milwaukee, WI 53222
414 461-6330 tel • 414 461-6320 fax

Housing Resources, Inc.
1407 W. Lincoln Avenue
Milwaukee, WI 53215
414 383-8831 tel • 414 383-8830 fax

Housing Resources, Inc. - Racine
1220 Mound Avenue, Suite 314
Racine, WI 53404
262 636-8271 tel • 262 636-8272 fax

Housing Resources, Inc. - Waukesha
217 Wisconsin Avenue, Suite 124
Waukesha, WI 53186
262 522-1230 tel • 262 522-1233 fax

Tool Loan Center
1407 W. Lincoln Ave. • (414) 383-7071 tel
2500 W. Capitol Dr. • (414) 449-0705 tel

Se Habla Español



For additional information on programs and services, or to make a donation, please visit our website at:

www.hri-wi.org



Since 1991



Housing Resources, Inc. empowers people to live their dream of successful homeownership through education, advocacy and supportive services.

- HRI Mission Statement

