

UP TO \$10,000 FOR FIRST TIME HOMEBUYERS* FREE CLASS & NO GIMMICKS



**CALL 360-565-2024
FOR UPCOMING CLASS
DATES & TIMES!**

No obligation to buy or use the services of the speakers. Weekend & evening classes are being scheduled now. Call 360-565-2024.

To Qualify:

Register for the classes • Attend 6 hours of class • Receive Certificate of Completion

Completion of the FREE class provides access to:

- Below market interest rate loans.
- Down payment assistance up to \$10,000.
- One-on-one consultation for credit evaluation at no cost.

Eligibility:

Maximum income \$65,000 for a 1-2 member households.

Maximum income \$75,000 for 3+ member households.

Maximum purchase price \$235,000 in Clallam Co., \$370,000 in Jefferson Co.

**First Time Homebuyers are defined as a person who has not owned a home in 3 or more years or has never owned a home.*

CLASSES HELD AT JACE THE REAL ESTATE COMPANY

933 EAST FIRST ST - PORT ANGELES - CALL 360-565-2024 TO REGISTER

Free classes for first time buyers navigating the home purchase process are offered by OlyCAP and Homeward Bound, a Community Land Trust serving Clallam and Jefferson counties. Open to all, the free six-hour class helps maximize the purchasing power of folks looking to purchase a home.

Trained presenters, including a loan officer, a Realtor and a licensed home inspector, prepare folks for homeownership and familiarize them with both the home buying process and various loan programs

The Washington State Housing Commission trained instructors provide information about Purchase Assistance Programs, eligibility requirements and the options for using current lending programs including FHA and VA. Class participants learn about below-market interest rate loans, lending programs for Low and Moderate Income borrowers, sweat equity homeownership and how new lending limits can help you purchase the home you really want. Instructors will also address important credit related information, what the prospective home buyer can do about credit issues, budgeting information, tips for avoiding predatory lenders, debt ratios, mortgage insurance, assessing what you can afford to buy, how to negotiate the sales price, how to get the best loan, and information about title, escrow and the closing process. All participants receive a certificate of completion, necessary to unlock various lending programs and self-help homeownership programs and a requirement for some of the First Time Home buyer and Down Payment assistance programs. Additionally, participants will have the opportunity to schedule a one-to-one consultation with a housing counselor and a credit evaluation and work-up with a consumer credit counseling service, both at no cost. More classes will be scheduled through the summer.