

Disclosure Statement

CAPI USA understands the purpose of the housing counseling program is to provide one-on-one counseling to help clients qualify for affordable rentals and mortgages. Therefore, the counselor will analyze my/our credit and financial situation, identify barriers preventing me/us from obtaining a rental unit or a mortgage and develop a plan to help remove those barriers. The counselor will also assist with the preparation of a budget.

I/We understand that the counselor will guide us through the process by providing professional insight and education, but it will not be the counselor's responsibility to fix the problems.

I/We understand that the counseling agency provides counseling assistance to clients who can resolve their housing issues in 24 months or less. I/We understand that if my/our housing issue is expected to take longer, I/We will be referred to another agency.

I/We understand that I/We will be required to attend group workshops as well as individual counseling sessions.

I/We understand that it is my/our responsibility to work in conjunction with the counseling agency and that if I/We fail to cooperate, I/We can be asked to discontinue the program. This includes but is not limited to missing 2 or more consecutive appointments.

I/We understand that I/We are not obligated to receive any services by this agency or its exclusive partners. As a condition of our services, and in alignment with meeting our counseling goals, and in compliance with HUD's Housing Counseling Program requirements, we may provide your information to HUD and other applicable third parties.

CAPI USA Counseling Services include:

Financial Management, Budget Counseling

This session will include reviewing and discussing topics such as budgeting, income, expenses and assets, savings, affordability, setting financial goal/s, understanding credit scores & reports, and the importance of building credit, etc. This counseling will be included in each one-on-one counseling program, and it will typically last for one-two hours. Counselor and client will review credit reports, determine financial goals, and create a custom action plan.

Pre-Purchase Counseling

This session will typically include the Financial Management/Credit Counseling and reviewing and discussing the mortgage readiness; taking a group homebuyer education class, shopping for a mortgage, sources of down payment and closing costs, and Fair Housing Law. The HUD Home Inspection Guide link will be provided if the client has not attended a group education yet. This session will typically last for one-two hours. Counselor and client will discuss the home buying process, mortgage readiness, mortgage products, and fair lending/housing laws.

Assists individuals in developing a personalized plan that explores options and resources to achieve homeownership. We review all aspects of purchasing a home as well as reviewing their budget, debt, and credit reports.

Pre-Purchase Homebuyer Education Workshops

8-hour homebuyer education workshops are conducted by CAPI USA staff and topic experts covering the following topics: the steps to becoming a Homeowner, what to prepare financially and affordable monthly housing payments, the importance of credit, and how it affects homeownership, the basics of mortgage loans, comparison and the loan application process, the importance of having a home inspection, and the responsibilities of homeownership. The link to HUD Home Inspection Guide is provided at this group session. Each client has access to a one-on-one counseling session. Housing counselors will make reasonable efforts to conduct a verbal (via phone and email) follow-up session 15,30,60 days after the class and encourage the client to get a one-on-one session.

Applicant Signature

Date