



HOMEBUYER REGISTRATION

Date: _____

Name: _____ Spouse/Other: _____

Address (Physical – not P.O. Box) _____

City _____ State _____ Zip _____

Mailing Address (if different) or P.O. Box _____

City _____ State _____ Zip _____

Phone Number HM _____ WK _____ Cell _____

Email (optional) _____

Referral Source (How did you hear about us?) _____

Race: (Please circle ALL that apply)

Yourself	Spouse/Other
1. American Indian 2. Alaska Native 3. Asian 4. Black or African American 5. Hispanic 6. Native American 7. Native Hawaiian or Pacific Islander 8. White	1. American Indian 2. Alaska Native 3. Asian 4. Black or African American 5. Hispanic 6. Native American 7. Native Hawaiian or Pacific Islander 8. White

Family Size _____ Children Ages: _____

Gender: Self Male ___ Female ___ Spouse/Other Male ___ Female ___

Do you file as Head of Household on your tax return? *(Tax filing status that can be used by a married or unmarried person who maintains a household for a dependent (or nondependent relative) and provides more than half of the dependent's financial support.)*

(Circle One) Self Yes No Spouse/Other Yes No

Are you a Veteran? Self Yes No Spouse/Other Yes No

Are you foreign born? Self Yes No Spouse/Other Yes No

Do you use a (Section 8) Housing Choice Voucher to Pay Rent? Yes No

Ethnicity: Yourself ___ Not Hispanic
___ Mexican
___ Puerto Rican

Spouse/Other ___ Not Hispanic
___ Mexican
___ Puerto Rican

Date of Birth: Yourself _____

Spouse/Other _____

Disabled? (Circle One) Yes No

Disabled Spouse/Dependent? Yes No

Education Level: (Circle One)

- 1. Below HS diploma 2. HS diploma /GED or equivalent 3. Vocational 4. Certificate Training
- 5. Some College / Associates 6. College-Bachelor's 7. College-Master's 8. College-Doctor's

Marital Status: (Circle One)

- 1. Single / Widowed 2. Married 3. Divorced 4. Live In Partner 5. Common Law Marriage
- 6. Separated

Household Type: (Circle One)

- 1. Single Adult 2. Female headed single parent 3. Male headed single parent
- 4. Married with Children 5. Married without children 6. Two or more unrelated adults

Estimated Annual Household Income: _____ **County of Residence** _____

First Time Homebuyer: (Circle One) Yes No

Current Residence: Current Rent Amount: _____ Do not rent: (explain)

****N/A for 1st Time Homebuyers:**

- 1. Rent 2. Owns with a mortgage 3. Own without a mortgage
- 4. Homeless 5. Own mobile home on a permanent foundation 6. Other _____

Social Security #: Yourself _____ **Spouse/Other** _____

Are you interested in Individual Counseling to assist with the Homeownership Process: Yes No

Signature

Date

Signature

Date

Return Form to: *Beartooth RC&D Area, Inc.*
PO Box 180
Joliet, MT 59041



If you have questions or need additional assistance,
Please contact us at 406-962-3914 / Fax 406-962-3647
VISIT OUR WEBSITE AT: www.beartooth.org



Action Plan / Goals for Homeownership

Please provide the following information:

(Self)

Name: _____

Employer: _____

Start Date: _____

Title: _____

Gross Monthly: Wage _____ Hours per week _____

Monthly Take Home Pay: _____

(Spouse/other)

Name: _____

Employer: _____

Start Date: _____

Title: _____

Gross Monthly: Wage _____ Hours per week _____

Monthly Take Home Pay: _____

Other Income to include: (ex. Dividends) _____

Total Monthly Household Income: _____

Household Budget:

Expenses:

Monthly

Rent _____

Household Utilities (Gas/Elec/Cable/Tel) _____

Auto Payment(s) _____

Auto Insurance _____

Transportation Costs (gas, etc) _____

Medical/Medical Insurance _____

Installment Loans _____

Food/ Groceries _____

Savings _____

Charity Donation _____

Child Support _____

Credit Card Payment (minimum) _____

Dining Out _____

Entertainment _____

Miscellaneous _____

Gifts _____

Pet Expense _____

Other _____

TOTAL Monthly Expenses _____

Do you know your average credit score? Self _____

Spouse/Other _____

Verification of Income: Please provide a copy of a check stub or comparable. (Counseling only)

Action Plan – Steps to take:

Are there any obstacles to homeownership?

For Example: Need Down Payment, Closing Costs, Current Budget, Current Credit, Etc.

1.

2.

3.

(To be filled out with Counselor)

Step	Action	Remarks
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Success! Congratulations on purchasing your home!

Counselor's Signature _____ Date _____

Customer's Signature _____ Date _____

For Your Protection: Get a Home Inspection

Name of Buyer (s) _____

Property Address _____

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- evaluate the physical condition: structure, construction, and mechanical systems
- identify items that need to be repaired or replaced
- estimate the remaining useful life of the major systems, equipment, structure, and finishes

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal is required for three reasons:

- to estimate the market value of a house
- to make sure that the house meets FHA minimum property standards/requirements
- to make sure that the house is marketable

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA can not give or lend you money for repairs, and FHA can not buy the home back from you.

I/we understand the importance of getting an independent home inspection. I/we have considered this before signing a contract with the seller for a home. Furthermore, I/we have carefully read this notice and fully understand that FHA will not perform a home inspection nor guarantee the price or condition of the property.

_____ I/We choose to have a home inspection performed.

_____ I/We choose not to have a home inspection performed.

Radon Gas Testing

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236. As with a home inspection, if you decide to test for radon, you may do so before signing your contract, or you may do so after signing the contract as long as your contract states the sale of the home depends on your satisfaction with the results of the radon test.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.

X

Signature & Date

X

Signature & Date

Ten Important Questions to Ask Your Home Inspector

1. What does your inspection cover?

The inspector should ensure that their inspection and inspection report will meet all applicable requirements in your state if applicable and will comply with a well-recognized standard of practice and code of ethics. You should be able to request and see a copy of these items ahead of time and ask any questions you may have. If there are any areas you want to make sure are inspected, be sure to identify them upfront.

2. How long have you been practicing in the home inspection profession and how many inspections have you completed?

The inspector should be able to provide his or her history in the profession and perhaps even a few names as referrals. Newer inspectors can be very qualified, and many work with a partner or have access to more experienced inspectors to assist them in the inspection.

3. Are you specifically experienced in residential inspection?

Related experience in construction or engineering is helpful, but is no substitute for training and experience in the unique discipline of home inspection. If the inspection is for a commercial property, then this should be asked about as well.

4. Do you offer to do repairs or improvements based on the inspection?

Some inspector associations and state regulations allow the inspector to perform repair work on problems uncovered in the inspection. Other associations and regulations strictly forbid this as a conflict of interest.

5. How long will the inspection take?

The average on-site inspection time for a single inspector is two to three hours for a typical single-family house; anything significantly less may not be enough time to perform a thorough inspection. Additional inspectors may be brought in for very large properties and buildings.

6. How much will it cost?

Costs vary dramatically, depending on the region, size and age of the house, scope of services and other factors. A typical range might be \$300-\$500, but consider the value of the home inspection in terms of the investment being made. Cost does not necessarily reflect quality. HUD Does not regulate home inspection fees.

7. What type of inspection report do you provide and how long will it take to receive the report?

Ask to see samples and determine whether or not you can understand the inspector's reporting style and if the time parameters fulfill your needs. Most inspectors provide their full report within 24 hours of the inspection.

8. Will I be able to attend the inspection?

This is a valuable educational opportunity, and an inspector's refusal to allow this should raise a red flag. Never pass up this opportunity to see your prospective home through the eyes of an expert.

9. Do you maintain membership in a professional home inspector association?

There are many state and national associations for home inspectors. Request to see their membership ID, and perform whatever due diligence you deem appropriate.

10. Do you participate in continuing education programs to keep your expertise up to date?

One can never know it all, and the inspector's commitment to continuing education is a good measure of his or her professionalism and service to the consumer. This is especially important in cases where the home is much older or includes unique elements requiring additional or updated training.

Housing Program Disclosure

Purpose of Housing Counseling. I/We understand that the purpose of the housing counseling program is to provide one-on-one counseling to help customers fix those problems that prevent affordable mortgage financing. The counselor will analyze my/our financial and credit situation, identify those barriers preventing me/us from obtaining affordable mortgage financing, and develop a plan to remove those barriers. The counselor will also provide assistance in debt-load management with the preparation of a monthly and manageable budget plan. I/We further understand that it will not be the responsibility of the counselor to fix the problem for me/us but rather to provide guidance and education to empower me/us in fixing those issues preventing affordable mortgage financing.

Mortgage Financing Assistance. Upon completion of the housing counseling program, I/we understand that the counselor will help to identify those loan programs that best my/our needs and choose a lender that is right for me/us. Upon completion of the program, and with my/our permission, my/our customer information will be transferred to my/our selected lender. I/We understand that the counselor will monitor my/our loan progress to ensure the loan process runs smoothly and provide assistance as needed. I/We understand that the counseling agency does not guarantee that I/we will receive mortgage financing from the chosen lender.

Eligible Criteria. I/We understand that the counseling agency provides housing counseling assistance to customers whose problems can be resolved in 24 months or less. I/We understand that if it is determined my/our issues will take longer than 24 months to fix, I will be referred to a long-term housing counseling program.

Homeownership Education Classes. I/We understand that as part of the housing counseling program, I/we will be required to attend group homeownership education classes.

Customer's Responsibility. I/We understand that it is our responsibility to work in conjunction with the counseling process and that failure to cooperate will result in the discontinuation of my counseling program. This includes but is not limited to missing three consecutive appointments.

These services are funded in part by HUD, the Montana Board of Housing, the Montana Department of Commerce, and NeighborWorks® Montana, as well as other businesses and organizations. You are not required to receive any other services offered by our organization or by any of our funders.

Customer's Signature _____

Date _____

Co-Applicant's Signature _____

Date _____



Partner



CUSTOMER RELEASE AND AUTHORIZATION

I authorize Beartooth RC&D Area, Inc. to:

- (a) pull my/our soft credit report that does not affect my score to review my/our credit file for housing counseling in connection with my pursuit on a loan to purchase real property;
- (b) pull my/our credit report and review my/our credit file for informational inquiry purposes;
- (c) to receive any and all information concerning an account to resolve financial or mortgage delinquency
- (d) obtain a copy of the HUD-1 Settlement Statement, Appraisal, and Real Estate Note(s) when I purchase a home, from the lender who made me/us a loan and/or the title company that closed the loan.

I/We acknowledge that the financial information provided throughout this form is a true and factual statement of my/our financial status.

I/ We have read “For Your Protection – Get A Home Inspection” (HUD 92564) and “Ten Important Questions To Ask Your Home Inspector” included in this application.

I/We understand that any intentional or negligent representation(s) of the information contained on this form may result in civil liability and/or criminal liability under the provisions of Title 18, United States Code, Section 1001.

Customer Name Printed

Customer Signature

Last 4 digits of Soc Security#

Customer Name Printed

Customer Signature

Last 4 digits of Soc Security#

Customer and Co-Applicant Address

Date _____

This is notice to you as required by the **RIGHT TO FINANCIAL PRIVACY ACT OF 1978** that the Department of Housing and Urban Development (HUD) has a right of access to financial record held by a financial institution in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to the Department of Housing and Urban Development without further notice or authorization but will not be disclosed or released to another government agency or department without your consent except as required or permitted by law.

