

Homeownership Counseling Resource Guide

HOMEOWNERSHIP PROGRAMS



As required under the FHLBank Indianapolis Launch Down Payment Assistance (Launch) and HomeBoost Special Down Payment Assistance (HomeBoost), homebuyers must complete a homeownership counseling program prior to purchasing a home. FHLBank Indianapolis requires that the counseling program be provided by, or based on one provided by, an organization experienced in housing counseling. *Counseling completed via telephone, regardless of format or provider, is not acceptable.*

In the event an appropriate face-to-face program is not available, an online counseling program may be completed prior to purchasing the home.

The counseling and education sources contained in Section 1 of this guide references state housing agencies. Section 2 provides a list of online counseling program recommendations. Section 3 provides additional anti-predatory lending and other financial education and homeownership resources.

■ HUD & State Agency 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.

Michigan State Housing Development Authority

735 E. Michigan Avenue
P.O. Box 30044
Lansing, MI 48909
(517) 373-8370

Indiana Housing & Community Development Authority

30 South Meridian, Suite 1000
Indianapolis, IN 46204-3413
(800) 872-0371 (IN only)
or (317) 232-3564

For other HFAs, visit National Council of State Housing Agencies at:

<http://www.ncsha.org/housing-help>

FHLBank Indianapolis Suggested Online Counseling Programs

eHome America

<https://www.ehomeamerica.org/homebuyers#homebuyereducation>

eHome America is a web-based program for prospective first-time homebuyers. This course creates knowledgeable and default-resilient buyers ready for a lifetime of homeownership. This course takes approximately 8 hours to complete and requires a registration fee. The program is also available in Spanish.

FANNIE MAE: HOMEVIEW

<https://www.fanniemae.com/education>

HomeView is a free, online course providing the first-time homebuyer with comprehensive information necessary to take the next steps towards homeownership. Learn how to save and prepare for home purchase, work with lenders and real estate professionals, understand the mortgage process and more.

FDIC: Money Smart

<https://www.fdic.gov/resources/consumers/money-smart/index.html>

This free, computer-based instruction provides financial education for both adults as well as young adults. The training covers topics such as the basics of borrowing money wisely, using a spending plan to achieve financial goals and how to use banking products effectively. 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

<https://frameworkhomeownership.org/learn-with-us>

Framework provides the knowledge to be a smart, confident and successful homeowner. This program helps homebuyers understand the costs of homeownership, figure out an affordable purchase price and monthly payment and explains every financial aspect of buying a home.

<https://creditsmart.freddiemac.com/paths/homebuyer-u/>

This free, self-paced, interactive tutorial outlines the steps to homeownership from the importance of good credit to qualifying for a loan and selecting a lender, with a special emphasis on protecting investment once you own a home.

■ Additional Homeownership Resources

The following counseling and educational resource links are provided to enhance homebuyer, existing homeowner and foreclosure counseling efforts.

[HUD Predatory Lending Information](#)

<https://www.hudexchange.info/programs/housing-counseling/topics/>

[Indiana Mortgage Foreclosure Counseling Resources](#)

<https://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.

[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, you can locate one near you. The counseling agencies on the list are approved by the U.S. Department of Housing and Urban Development (HUD) and 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 several approved agencies in your area.

Homeownership Matters

<https://homeownershipmatters.realtor/about/>

The Home Ownership Matters Preservation Center, Inc. (HOMPCI) was created to help consumers become more knowledgeable about the entire spectrum of home ownership, initial planning, steps toward buying, home maintenance, plus refinancing or the sale of a home. HOMPCI also seeks to fill the gap by preparing borrowers to more fully participate in addressing their mortgage default.

Homeownership Preservation Foundation

<https://www.995hope.org/>

The Homeowner's HOPE™ Hotline at 888-995-HOPE is a counseling service provided by the Homeownership Preservation Foundation to work with consumers to find a solution to foreclosure issues. Counseling is available free of charge, in English and 170 other languages, 24 hours a day, 7 days a week, 365 days a year.