

## What Is "Our Own Home"?

Our Own Home aims to help people with blemished credit or little credit history get a conventional mortgage. The State Treasurer's Office partners with banks, credit unions, and savings and loans and pledges 10 percent of the loan value to the financial institution. Think of us as an insurance policy for the bank and a credit enhancement tool to you. We want to give the bank the reassurance they need to make the loan and make you, the customer, as attractive a prospect as possible.

***"Think of us as an insurance policy for the bank and a credit enhancement tool to you."***

We can also help people refinance an existing mortgage if payments have been missed for circumstances beyond their control: job loss, excessive medical bills, layoffs, divorce, etc. You cannot refinance your loan just to get a better rate. You must be at least one month in arrears, but the actual number of missed payments the bank can refinance is entirely up to the bank.

Remember: each bank has its underwriting guidelines which Our Own Home tries to help you meet. The bank will review your credit, discuss loan products with you, establish your interest rate, set your loan terms, determine the type of loan most appropriate for your individual circumstances, etc.

***"Remember: each bank has its underwriting guidelines which Our Own Home tries to help you meet."***

## How Does "Our Own Home" Work?

### STEP 1

Contact us to find a homeownership counseling agency to determine if homeownership is right for you. They can provide "pre-purchase counseling" to familiarize you with the homebuying process. To get ready for this step, make sure you request a free copy of your credit report from Experian, Equifax, and TransUnion.

### STEP 2

If you feel you meet the program guidelines, call one of our participating lenders and make an appointment to talk to a mortgage specialist.

### STEP 3

At that appointment, be prepared to provide information about your job history, proof of current salary, statements for all bank accounts (checking, savings, certificates of deposit, money markets, IRA, and 401K), etc. Your credit report will also be reviewed. Ask the bank what other types of information they will need from you.

### STEP 4

If you qualify, the bank will begin the mortgage loan application process and the Our Own Home application will also be filled out. Your loan still needs to be approved by the bank's loan department.

### STEP 5

Your bank will notify you of its decision. If approved, the bank will contact you directly to discuss the mortgage loan details.

## How Can I Qualify?

Each bank has unique loan underwriting guidelines. We hope that using the Our Own Home program will help you meet the financial and creditworthiness guidelines of each bank. Because each bank has its own rules, some banks might be more flexible in their guidelines and thus a better fit for your mortgage loan needs. If one of our partners isn't able to help you, you might get a different answer from another participating lender.

In addition to the guidelines your bank has established, you must meet the following requirements within the Our Own Home program:

- You cannot qualify for a conventional mortgage (e.g. - blemished credit, condition of the property, etc.).
- You must live in the home that you purchase or refinance.
- Maximum household income for the loan applicant(s) is \$75,000.
- Home value must not exceed county home median value (log on to [www.ourownhome.net](http://www.ourownhome.net) or call 1-888-803-4663 to check median values by county).

To qualify for a refinance:

- You must be at least one month in arrears in addition to the above requirements.
- You must demonstrate the missed payments were due to circumstances beyond your control (e.g. - job loss, excessive medical bills, layoffs, divorce, etc.).
- You must also demonstrate you have the ability to start making payments again.

***"It's great to know that this program is helping people say, 'Welcome to my home.'"***

*Judy Baar Topinka*