

## Program Disclosure

### **Disclosure to Client for HUD Housing Counseling Services**

The Housing Partnership, Inc. (THP) is a 501(c)(3) nonprofit organization, a HUD-Approved Housing Counseling Agency, and a Community Housing Development Organization. Below details our program disclosures and what you are acknowledging as a potential client of our agency.

#### Services Offered

THP provides the following housing counseling services:

**Pre-Purchase Counseling:** Counselors help clients reach their goal of homeownership. During the one-on-one counseling session, counselors review clients' income, ratios, assets, and credit history. They assist their clients with creating a sustainable budget/spending plan for their current household situation, and a clear action plan is developed to achieve the overall goal of homeownership. Clients also receive important material on home inspections, pre-foreclosure, and any other homeownership topic relevant to successfully maintaining a home.

**Mortgage Delinquency and Default Resolution Counseling:** Counselors help clients reach their goal of stable, secure housing when they are behind on their mortgage. During the one-on-one counseling session, counselors review clients' income, ratios, debts, assets, and credit history. They will explore options to resolve the delinquency, which could mean working with the loan servicer or finding another solution of alternative housing.

**Financial Management/Budget Counseling:** Counselors help future homebuyers and current homeowners reach financial goals through a comprehensive budget and credit analysis. During the one-on-one counseling session, counselors review clients' income, debts, assets, and credit history. Upon client approval, the counselor will pull the client's credit report (or review a current report pulled by the client, if it is sufficient for the purposes of housing counseling).

**Pre-Purchase Homebuyer Education Workshops:** Attendees will receive information on topics that will prepare the prospective homebuyer to make informed home purchase decisions. Topics include homebuyer readiness, money management, understanding credit, getting a mortgage loan, shopping for a home, keeping your home/managing finances, and maintaining a home.

**Additional Services:** THP provides other services as funding allows such as mortgage assistance, home repair, property maintenance, and affordable housing development for properties offered for rent and for sale. We also facilitate down payment/closing cost assistance on behalf of the City of St. Louis, St. Louis County, the City of Florissant, Jefferson County, St. Charles County, and the City of O'Fallon.

#### Relationships with Industry Partners

Our agency has financial relationships with a variety of partners such as HUD, City of St. Louis Community Development Administration, St. Louis County Office of Community Development, Missouri Housing Development Corporation, Housing Action Illinois, and local and regional financial institutions.

**No Client Obligation**

There is no obligation to receive, purchase, or use any product or service offered by this agency or any services of its industry partners or other party in exchange for your receiving HUD housing counseling services.

**Alternatives**

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 information on alternative services, programs, and products available to you, if applicable and known by our staff. You are not required to utilize these options, but it may impact the types of services and resources available to you.

**Intake Packet Verification**

When completing the intake packet for THP’s programs, I agree to the following:

- I understand that this form will be used in conjunction with other documents and information in order to serve me and, if applicable, determine my eligibility for THP’s programs.
- I agree that this form has been filled out truthfully and accurately to the best of my knowledge and ability. If anything on this form should change, I agree to contact THP as soon as possible to correct the information.
- I acknowledge that if pertinent details change on this form and I do not notify THP in a timely manner, it may risk their ability to serve me and, if applicable, my eligibility for THP’s programs.

**Accountability Agreement**

By participating in one or more of THP’s programs, I agree to the following:

- I understand that each program has their own requirements and that THP cannot guarantee I qualify for their programs until the appropriate steps have been taken.
- I will submit documents and complete tasks in the form and timeframe requested.
- THP’s Fee Schedule has been provided to me for the program I am applying to. I will pay the applicable fees in the form and timeframe requested.
- (For homebuyer clients) I have received the following disclosures:
  - Alternative Accommodations
  - For Your Protection: Get a Home Inspection
  - Lead-Based Paint Hazards in Housing
  - Ten Important Questions to Ask Your Home Inspector
- If I do not fulfill the requirements of the programs in a proper or timely manner, THP reserves the right to cancel my file and withdraw services.

By signing below, I acknowledge that I have received, reviewed, and agree to this Program Disclosure.

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Co-Applicant Signature**

\_\_\_\_\_  
**Date**

