Dispelling Homebuying Myths
Finding the Right Home
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Homebuying Topics

What to Consider?

Types of Homes the Federal Housing Administration (FHA) Insures

FHA Programs
What to Consider?
What to Consider?

- How big is your family?
- Is it just you?
- Will others be a part of your family in the near future?
What to Consider? (cont.)

Location. What neighborhoods do you like?
Location. Are schools a factor?
What to Consider? (cont.)
What to Consider? (cont.)

- Two-car garage
- Basement
- Fenced yard
- Two bathrooms
- Three bedrooms

What features do I need?
Talk to a HUD-approved counselor or lender.
Considerations:

- How big is my family?
- What neighborhoods will I consider?
- Are schools a factor?
- Is a condo right for me?
- What can I afford?

Make a list of your needs.

Then, prioritize.
Types of Homes FHA Insures
Types of Homes FHA Insures

- FHA insures loans for multiple property types.
- The purchased property must be your primary residence.
Types of Homes FHA Insures (cont.)

Condo
Types of Homes FHA Insures (cont.)

Manufactured Homes
Types of Homes FHA Insures (cont.)

What does FHA cover?

- Single-family houses
- Townhouses
- Manufactured homes
- Condos

- Commercial property
- Hotels, motels
- Tourist houses
- B&Bs
- Vacation homes
FHA insures multiple home types. The property must be your principal residence.
FHA Programs
Energy Efficient Programs
Financing for cost-effective energy improvements.
FHA Programs: Energy-Efficient Programs

FHA’s energy-related programs

- Energy-Efficient Homes
- Energy-Efficient Mortgages
- Solar and Wind Technologies
- Weatherization
FHA Programs: Energy-Efficient Programs (cont.)

Weatherization

- Air sealing
- Insulation
- Duct sealing
- Smart thermostats
- Windows and doors

Solar and Wind

- Cost and installation
- Passive solar systems
- Wind-driven systems
The energy package can include:

- Materials
- Labor
- Inspections
- Home energy assessment
FHA Programs – Good Neighbor Next Door

Good Neighbor Next Door (GNND)
A special incentive program for law enforcement officers, teachers, firefighters, and emergency medical technicians (EMT).
FHA Programs – Good Neighbor Next Door (cont.)

- 50 percent discount on HUD’s listed price
- Low, $100 down payment
- HUD pays closing costs
Eligible borrowers:

- All professionals must be employed full time.
- Teachers, firefighters, and EMTs must work in the area where they are purchasing the home.
FHA Programs – Good Neighbor Next Door (cont.)

PRINCIPAL BROKERS only: Click [here](#) to access the NAID Application Portal for Recertifications and Real Estate License updates.

Hudhomestore.com
FHA Programs – Rehabilitation Programs

• FHA Rehabilitation Programs
• FHA allows you to buy a fixer-upper and rehabilitate it after the loan closes, and you can finance the cost of repairs into the loan.
FHA programs dedicated to rehabilitating a home:

- FHA 203(k)
- FHA Limited 203(k)
FHA programs dedicated to rehabilitating a home:

- **FHA 203(k):**
  - Major construction
  - Must be a minimum of $5,000
  - Must use a 203(k) consultant

- **FHA Limited 203(k):**
FHA programs dedicated to rehabilitating a home:

- **FHA 203(k)**
  - Minor repairs
  - Maximum of $35,000
  - No 203(k) consultant required

- **FHA Limited 203(k)**
HUD Homes (REO)
HUD Real Estate Owned properties, as a result of a foreclosure or other acquisition, that can be purchased directly from HUD.
HUD Homes are sold as-is, without a warranty, generally below market value.
FHA Programs – HUD Homes (cont.)

Hudhomestore.gov

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FHA offers programs dedicated to rehabilitating homes. Check them out with a HUD counselor.
Resources

**FHA Frequently Asked Questions (FHA FAQ)**
- Information on buying a home
- Find a HUD-approved Counseling Agency
- Find HUD-approved lenders in your area

**Consumer Financial Protection Bureau (CFPB)**
- Home Loan Toolkit

**US Department of Housing & Urban Development (HUD)**
- First-Time Homebuyers #1

**HUD Info**

**General Info**
Thank you for joining us today!