

HERA TIPS FOR HOMEOWNERS AND HOMEBUYERS!

1. You have a right to know the terms of your loan before you sign any final loan papers. Be sure you know:

- the monthly payment amount
- the total loan amount
- closing costs you will be charged
- the interest rate
- whether the loan is at a fixed rate or adjustable
- whether the estimated monthly payment includes your property taxes, mortgage insurance (PMI), or homeowners' insurance.

2. You have a right to receive a written notice explaining the cost of your loan.

3. Key Documents You Need To Get Before You Sign Final Loan Documents:

- The Truth in Lending Statement (TILA)
- The HUD-1 (Closing Cost Statement)
- The Loan Note (Contract between you and the lender)
- The Property Deed (Shows who the owner is)
- The Sales Contract
- The Appraisal Report

4. If you negotiate your mortgage loan with a broker in Spanish Chinese, Tagalog, Vietnamese, or Korean, you have a right to key mortgage documents in the same language.

5. Never sign blank documents.

6. Never use someone else's name or credit information to take out a home loan, because you could end up not owning the home.

7. Make sure you get a copy of your credit report from the broker or lender.

8. Go to a HUD-certified housing counseling agency for help reviewing your loan papers BEFORE you sign final loan papers.

9. After you sign your final loan papers, you have 3 business days to cancel the loan agreement. A housing counseling agency can help you with that, or you can cancel on your own. The broker will try to talk you into keeping the loan- don't be fooled.

If you miss the 3 day period, you might still be able to undo a refinance loan. Talk to an attorney for help.

10. Ask for help!! Call the Department of Housing and Urban Development at (800) 569-4287 for the closest housing counseling office.