

Home Stretch® Pre-Purchase Counseling

Whether you're on the road to homeownership or have yet to take the first step, the Dakota County CDA is here to help lead you home. If you have questions about the home buying process, you can schedule a **free**, confidential, one-on-one Pre-Purchase Counseling session with a trained CDA homeownership specialist.

Benefits of Pre-Purchase Counseling:

- Buyers are better prepared
- Customized plan
- Buying with confidence
- Greater rate of ownership success
- Objective advice

The CDA will review your current financial situation and help develop the best possible plan to become a successful homeowner. Counseling topics may include:

- Determining mortgage loan options that best meet your needs.
- Identifying barriers to homeownership and presenting solutions to remove those barriers.
- Reviewing your credit report and identifying steps for improvements.
- Reviewing your budget and making choices to save toward a downpayment on a home.
- Education about predatory lending practices.

To schedule a **free** Pre-Purchase Counseling session, call **(651) 675-4472**

The Dakota County CDA is a HUD-Approved Housing Counseling Agency. Home Stretch® is part of the Dakota County CDA's Homeownership Connection services. For more information, visit www.dakotacda.org



1228 Town Centre Drive
Eagan, MN 55123

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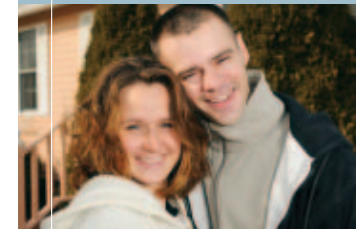
Home Stretch® Homebuyer Education & Pre-Purchase Counseling



Dakota County

Home Stretch® Homebuyer Education & Pre-Purchase Counseling

Providing homebuyers the keys to be successful.



Home Stretch® Homebuyer Education

Purchasing a home may be the biggest investment you ever make. The first step in making a sound investment is to learn about the homebuying process.

Home Stretch Homebuyer Education is offered monthly by the Dakota County Community Development Agency (CDA). The workshops are available to anyone buying a home now or in the future. Upon completion, participants receive a Home Stretch certificate.

Learn from Professionals

Participants learn about the homebuying process from a certified Home Stretch educator, mortgage lenders, realtors and home inspectors.

Topics include:

- Is Homeownership Right for You & Are you Ready?
- Lifelong Money Management & Mortgage Foreclosure Prevention
- Financing a Home & Qualifying for a Mortgage
- The Loan Application Process
- Shopping for a Home
- Home Inspections & Life as a Homeowner
- The Closing Process

Cost

\$15 – Dakota County residents

\$25 – Non-residents

This per household charge is payable by cash, check or money order at the beginning of the workshop.

2011 Home Stretch® Schedule

January 13, 18, 20	6 – 9 p.m.
February 10, 15, 17	6 – 9 p.m.
March 12	8 a.m. – 4:30 p.m.
April 14, 19, 21	6 – 9 p.m.
May 12, 17, 19	6 – 9 p.m.
June 16, 21, 23	6 – 9 p.m.
July 16	8 a.m. – 4:30 p.m.
August 11, 16, 18	6 – 9 p.m.
September 15, 20, 22	6 – 9 p.m.
October 13, 18, 20	6 – 9 p.m.
November 19	8 a.m. – 4:30 p.m.

How to Register

Pre-registration is required.

Call (651) 675-4400 or (651) 675-4472
or register online at [www.dakotacda.org/
home_stretch_registration.htm](http://www.dakotacda.org/home_stretch_registration.htm) 

For a list of metro area Home Stretch® providers,
visit www.hocmn.org



Steps to Homeownership

- 1. Home Stretch® Education and Counseling**
Homebuyer education takes the mystery out of buying a home and helps you become an educated, empowered buyer.
- 2. Decide What is Affordable**
What you can afford should be based on your spending plan and goals.
- 3. Research Mortgage Loan Options**
Compare loan costs, program access and helpfulness of mortgage lenders. Once you choose a lender, you should get pre-approved for a mortgage loan.
- 4. Shop for a Home**
Take into consideration size, location, price, condition and amenities. Utilize the services of a real estate agent to help you select potential homes.
- 5. Prepare and Negotiate a Purchase Agreement**
Once you find a home you want to buy, negotiate a purchase agreement.
- 6. Professional Home Inspection**
Schedule a professional home inspection to find current and potential problems with the property. Some mortgage loans require a professional home inspection.
- 7. Apply for a Mortgage Loan**
If you have already been pre-approved, your mortgage lender will finish processing your application and have your home appraised to make sure it is worth the negotiated price.
- 8. Close on Your Loan**
Closing is a meeting to sign paperwork and transfer ownership of the home from the seller to you. Once closing is complete, you are given the keys to your new home.