

# NEIGHBORHOOD SOLUTIONS PROGRAM

## Overview

Lighthouse Communities, Inc Housing Program can put you on the path to home ownership.

Here's how it works:

1. Contact Lighthouse Communities and get your application (\$20.00) or go online <http://www.lcgr.net> and complete the application. Some background information will be necessary, including:
  - a. Social Security Number
  - b. Total household income that will be used to qualify for purchase/lease
  - c. Total monthly debts
  - d. Completed housing survey
  - e. Additional documents will be requested upon receipt of application

With this information in hand our housing specialists will be able to determine if you meet the basic requirements of the program. This is called a pre-qualification period. This does not pre-qualify you for a mortgage. But, this information is important in the process and will help determine what program best suits your current needs.

2. After we process your application you will be contacted via e-mail and phone to set-up an appointment to create your personal actions plan. The plan will help you set credit and financial goals as well as establish an economic/affordable range for a purchase and/or lease.
3. Once you've found a home that meets your economic needs and lifestyle we will begin to work with you on a buy/sell agreement and/or a lease/purchase agreement or lease. Depending on which programs you've selected will determine your next steps.

- a. Purchase: Select a home, enter into a buy/sell, put down earnest funds, select options depending on where home is in construction process, obtain financing, full-loan approval, HBE certification, close and move in.
  - b. Lease-purchase: Select home, enter into lease/purchase agreement, put down lease/purchase funds, create financial/credit/budget plan, HBE certification, move in.
  - c. Lease: Select home/unit, put down (1) month rent and security deposit, enter into lease, financial/credit/budget plan, move in.
4. All programs and housing units are first come, first qualified. Qualified means: application completed, fee paid, HBE Counseling complete, and have an action plan in place from one-on-one
  5. Homes are located throughout the county in targeted areas that include: Kentwood, Gaines Township, Wyoming, Grandville, Lowell as well as homes in targeted areas in Grand Rapids
  6. All purchases have buyer down-payment assistance available for 20% of purchase price
  7. All homes will have passed a energy blower test, and have energy-star appliances
  8. All homes will be lead safe
  9. All homes comes with over-the stove microwave, ranges, refrigerator, garbage disposals, dishwashers, optional washer and dryers, basic security systems, garage doors/openers and energy efficient HVAC

# LIGHTHOUSE COMMUNITIES

Hello, future  
homeowner.

