

EVERYONE, REGARDLESS OF RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, ANCESTRY, DISABILITY, OR MARITAL STATUS, HAS THE RIGHT TO PURCHASE A HOME BASED ON DEMONSTRATED ABILITY TO PAY.

The pride, privileges, and benefits of home ownership should not be denied to those who desire that goal. The best way to achieve that goal is to understand the home buying process.

CONSUMERS....

To buy and sell a home, there are some key steps:

Know your RESPONSIBILITIES!

- Home purchase/sale is a legal transaction.
- Attend a pre-purchase workshop.

Know your RIGHTS!

- The **Colorado and Federal Fair Housing Laws** protect people from discrimination based upon race, color, national origin, sex, disability, and familial status. The Colorado Fair Housing Law also covers marital status, creed, and ancestry.

Know what you WANT in a home.

- Examples: garage, basement, number of floors, a view, a fireplace, etc.

Know what you MUST have.

- Examples: number of bedrooms, distance to workplace, schools, transportation, number of bathrooms.
- Know that you will have both appraised value inspection and a safety inspection.

Know what you can AFFORD to pay.

- Mortgage lenders should provide everyone with the same loan program information, down payment assistance, special loan programs, etc.
- Mortgage lenders should have the same lending criteria for everyone.

DO YOUR HOMEWORK BEFORE YOU SIGN ON THE DOTTED LINE!!

THE REAL ESTATE PROFESSIONAL WILL.....

- DISCLOSE** Agency Relationships: Who is representing whom, and your right to representation.
- SUGGEST** possible financing programs.
- PROVIDE** detailed information on properties for sale, including: list price, description of features, financing terms, areas.
- SHOW** properties of your choice within your qualifying range.
- EXPLAIN** and fill out contract forms.
- SUBMIT** offers in a timely manner.
- ARRANGE** to have property inspected.
- REVIEW** closing papers.
- ATTEND** closing with you.
- LISTEN & ASSIST** throughout your home buying experience.

LENDERS REQUIRE....

- Two years' worth of your documented income history.
- Your established credit history:
 - rental verifications
 - utility bills
 - medical bills
 - other as requested
- Your down payment capabilities and your ability to pay closing costs (requirements vary with loan programs).
- Other documentation is sometimes required by the lender.

YOU SHOULD RECEIVE a good faith estimate and truth-in-lending disclosure statement within three business days of your loan application.

YOUR MAXIMUM LOAN AMOUNT and PAYMENT will be based upon your income, credit history, debts, and continuing monthly debts.

DISCRIMINATION....

If you are having a problem with your real estate transaction and feel discrimination may be the cause, take the following steps:

REAL ESTATE AGENT

Take your complaint to the agency broker/manager. If you do not receive satisfaction, contact:

- Your local Board of REALTORS
- Colorado Real Estate Commission **303-894-2166**
- The Colorado Civil Rights Division **303-894-2997**
- Housing For All **303-863-7466**

LENDER

Take your complaint to the branch manager. If you do not receive satisfaction, try the president of the bank. If that fails for you, then call:

- The Colorado Civil Rights Division **303-894-2997**
- Housing and Urban Development (HUD) **1-800-669-9777**
- Housing For All **303-863-7466**

RESOURCES....

The following resources are meant to help get you started or answer your questions in the home purchase process. This list is not inclusive of all of the assistance available to you.

HOUSING SERVICES

Pre-purchase workshops, education, counseling, home improvement, referrals:

- Atlantis Community **303-733-9324**
- Brothers Redevelopment **303-202-6340**
- Community Housing Services **303-831-1935**
- Del Norte **303-477-4774**
- Housing For All **303-863-7466**
- Northeast Denver Housing Center **303-377-3334**
- Homecare Services (age 60+) **303-695-1460**

TRANSLATION SERVICES

Support services and interpreters for most languages, including AMESLAN, East Asian languages, Russian, Spanish, and more:

- Asian-Pacific Center For Human Development-8:30-5:30pm **303-355-0710**
- 1825 York, Denver, Colo 80206 **or 303-393-0304**
- Colorado Relay (Voice) **1-800-659-3656**
- (TDD) **1-800-659-2656**
- (ASCII-Data) **1-800-659-4656**

SERVICES (CON'T)

- National Federation for the Blind
(referrals for transcription into Braille) 303-778-1130

FINANCIAL SERVICES

Financing information, referrals, and down payment assistance for first-time home buyers:

- Colorado Housing Assistance Corporation
(CHAC) 303-572-9445
- Colorado Housing and Finance Authority
(CHFA) 303-297-2432
or 303-297-7376
- Disability Center for Independent Living
(DCIL) 303-320-1345

TECHNICAL AND LEGAL ASSISTANCE

Information and assistance on fair housing, ADA, and discrimination issues:

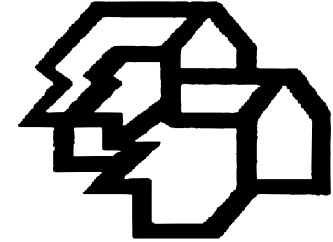
- Atlantis Community 303-733-9324
303-894-2997
- Colorado Civil Rights Division 303-894-2997
(TDD) 303-866-3010
1-(800)-262-4845
- Colorado Division of Real Estate 303-894-2166
- Housing For All 303-863-7466
- HUD--Denver Fair Housing Enforcement 303-672-5437
- Colorado Legal Services 303-837-1313
- Legal Center for People with Disabilities 303-722-0300
Office of Fair Housing (HUD) 1-(800)-669-9777
(TDD) 1-(800)-543-8294
(TDD) 1-(202)-708-2333

For more information contact the CHRB at:
303-964-2789 or 303-725-8680

This brochure was developed through a cooperative effort of the Community Housing Resource Board (CHRB) and the Denver Housing and Neighborhood Development Resources (H&NDS).

COMMUNITY HOUSING
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“IS HOME OWNERSHIP FOR EVERYONE?”



COMMUNITY HOUSING RESOURCE BOARD, CHRB

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