

If You Have Other Housing Needs Such As:

- \* Home Rehabilitation\*
- \* Home Weatherization\*
- \* Professional Housing Counselor Services\*
  - Pre-purchase
  - Post purchase
  - Renter/Tenant
  - Foreclosure
- \*Rental Assistance\*
- \*or Referral Services\*

Please contact us

For more information or to seek assistance call:

**Western Egyptian EOC  
Housing Office**  
 #1 Industrial Park (Jenkins St.)  
 PO Box 7  
 Steeleville, IL 62288

**(618) 965-3193**

**www.weecoc.org**

**Informational Brochures available at:**

**Jackson County Outreach Office**  
 342 North Street  
 Murphysboro, IL 62966  
 (618) 684-3341

**Monroe County Outreach Office**  
 207 West Fourth Street (Rear)  
 Waterloo, IL 62298  
 (618) 939-8715

**Perry County Outreach Office**  
 317 S. Washington Street  
 DuQuoin, IL 62832  
 (618) 542-4656

**Randolph County Outreach Office**  
 1820 N. Market St.  
 Sparta, IL 62286



Serving Monroe, Randolph, Perry  
 And Jackson (except the City of Carbondale)  
 Counties Since 1965

Western Egyptian Economic Opportunity Council does not discriminate any applicant on the basis of race, color, creed, religion, sex, national origin, age, family status, ancestry, unfavorable military discharge, marital status, receipt of governmental assistance, or handicap.

In addition, the Agency does not discriminate on the basis of handicapped status, in the admission, access to, treatment or employment, in its federally assisted programs and activities.

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**Restrictions apply.** Additional information available at the agency Housing office in Steeleville.



Funded by the US Department of Housing and Urban Development Administered by the Illinois Housing Development Authority

**DO YOU WANT TO  
 REALIZE THE  
 “AMERICAN DREAM”  
 AND OWN YOUR  
 OWN HOME?**



**Western Egyptian Economic  
 Opportunity Council, Inc.**

**And The  
 Homebuyer with Rehab  
 Assistance Program**

**May Be Able To Help You  
 Realize This Dream**

**Call Michelle G. or Rob at  
 (618) 965-3193**

**2015—2016**

# HOW CAN YOU APPLY?



## What Kind Of Assistance Can The Homebuyer with Rehab Program Provide You?

The Program can provide down payment and closing cost assistance up to \$10,000.

You will be responsible for any up front costs the bank requires such as a credit report, appraisal and Home Inspection. You may also need to pay for a lead test if the home was built before 1978. You will also need a year of pre-paid homeowners insurance when you actually buy your new home.

The Program can also provide up to \$24,000 in funding for rehabilitation of the property to bring the dwelling up to at least the Section 8 Housing Quality Standards.

The above Program Assistance is in the form of a five or ten year, zero interest, no fee, no monthly payment forgivable loan



1. With our assistance obtain a FICO credit report and score for each primary applicant and enroll in our housing counseling program.
2. A housing counselor will review the report and work with you if any problems are identified to plan a course of action. Once the obstacles are taken care of you will complete a homebuyer program application and provide necessary documentation.
3. Eligible homebuyer clients must then successfully complete a homebuyer education workshop. The Agency provides homebuyer workshops, one-on-one counseling, and follow-up counseling (after the purchase of a home).

The workshops will include topics such as the application process, mortgage and closing information, home selection, home maintenance, dealing with contractors, information on lead paint, budgeting procedures, credit and other related subjects. The workshops are sponsored and conducted by Western Egyptian EOC in conjunction with local lending institutions, contractors and realtors.

## What Are The Eligibility Requirements?

1. Income eligibility is based on 12 month projected gross income from all sources, calculated using IRS regulations, and must be less than or equal to 80% of the area median income.
2. Property purchased must be occupied as the principal residence and be a single-family home, a condominium or a cooperative unit and be purchased through a fee simple title.
3. Applicants must have satisfactory credit and financial stability in order to secure a bank loan.
4. **The Homebuyer must provide at least \$1,000 as a down payment.** However, if you and the Homebuyer program together provide 20% of the purchase price as a down payment, you may avoid paying costly Mortgage Insurance. The maximum down payment allowed under the program is 20%.
5. Property value and rehabilitation work must not exceed 95% of the median sales price for the area as reflected by HUD's Purchase Price / Value limits.

**Full details of the program are available at the Housing Office.**