

# Homeownership Program

## Steps in the Process for Clients



**1 Apply**

Applicants will be notified of eligibility for NWL's assistance program and placed on the First Time Homebuyers Education class waitlist.



**2 Attend Class**

The pre-purchase course is a series of 4 in-person, 2-hour sessions designed to prepare clients for homeownership.



**3 Meet for 1:1**

Clients review their budget and action items in order to be mortgage-ready. Final eligibility for program will be determined.



**4 Meet with Lender**

Clients apply with 1 of our mortgage lending partners for loan qualification. Lenders will tell you how much home you qualify for.



**5 Choose a Realtor**

Clients are encouraged to work with a Realtor® to help navigate the purchase process.



**6 Find a Home**

Clients go shopping! Purchase Agreement is accepted. HOME Addendum is required.



**7 NWL Home Inspection**

NWL Rehab Manager **must** conduct the first inspection to make sure the property will qualify for NWL Rehabilitation Program.



**8 Whole House | Other Inspections**

After the property passes the NWL inspection, all other inspections the client wants done can take place.



**9 Negotiate Repairs**

Determine repairs seller will pay to have done. Determine what repairs are necessary to be covered by NWL loan.



**10 Obtain Bids | Bid Review**

Clients will get 2 sets of bids for all work that will be part of the NWL loan. Clients meet with Rehab Manager for bid review.



**11 Closing Day!**

Client closes on their new home! You are officially the owners of your home.



**12 Rehab can Begin**

Client's rehab work can be started with the contractor they selected during the bid review.