

HOMEOWNERSHIP COUNSELING PROGRAM

The Homeownership Counseling Program provides intensive counseling and direct assistance to renters, enabling them to become financially prepared and empowered to undertake the responsibilities of homeownership. The program is free and open to all persons interested in purchasing a home in Anne Arundel County. Clients pursuing a Graduation Certificate must complete all the program requirements before signing a contract to purchase a home. This program includes a combination of group classes and individual one-on-one counseling sessions introducing participants to a detailed review of the mechanics of the home purchase process, including budgeting, savings, resolving credit issues, identifying a house, negotiating the contract, obtaining financing and preparing for settlement.

PROGRAM ELIGIBILITY

This program is free and open to anyone residing in or intending to purchase a home in Anne Arundel County. The program does not accept clients who are already under contract to purchase a home.

HOW THE PROGRAM WORKS WITH OTHER PROGRAMS

This class is a prerequisite for the ACDS Mortgage Assistance Program and for many first time homebuyer mortgage programs offered by the State of Maryland.

COURSE OVERVIEW

Participants are required to attend a group introductory session where an overview of the program is presented. The participant's first individual session with a Housing Financial Advisor is also scheduled at this introductory session. The individual sessions provide an opportunity for participants to review and analyze their credit reports, assess income in relationship to debt, and determine if current income and savings are sufficient to purchase a home. Participants are also required to attend two evening workshops focusing on what type of mortgages are available, how to negotiate a contract of sale, what is involved in the settlement process, what the legal documents mean, and advice on to take care of your new home. A graduation certificate will be issued to all participants who complete all requirements of the course.

HOW TO APPLY

Call **(410) 222-7600** or email at **info@acdsinc.org** to request an application, or download a copy from our website at **www.acdsinc.org**. Please complete the application and mail it to:

Arundel Community Development Services, Inc.
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