

Habitat for Humanity of the Mississippi Gulf Coast

PARTNER FAMILY NEWS & NOTES

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HFHMGC Family Services Staff

Erica Higgs, Family Services Manager, ext. 318

Cristal Hunt, Family Services Specialist, ext 325

Tomesha Johnson, Family Services Specialist, ext. 324

Flower Robinson, Family Services Generalist, ext. 300

Jenny Nieder, AmeriCorps-Family Services
Ext. 313

SO YOU'RE READY FOR CLOSING????

You have put in countless hours of sweat equity, attended what may have seemed, endless educational courses, and contributed monthly to your escrow account and now you are ready for closing. Or are you?

Closing does not occur overnight. There are several steps that partner families and HFHMGC staff have to take in order to complete a successful closing.

Closing is the actual purchase of a home. An attorney, member of HFHMGC Family Services and the Partner Family attend the closing where the attorney explains and the PF signs several documents that complete the sale of the home.

Prior to closing there are several steps a Partner Family should take to ensure that they are actually ready. If you can't answer the following questions or aren't

familiar with the terms you are probably not ready for closing:

Have you completed your sweat equity?

Have you completed a walk through with a member of HFHMGC construction?

Do you have between \$3000-\$3500 in your account to cover insurance premiums, closing costs, property taxes and escrow cushion?

Have you successfully completed your Pre Purchase Occupancy (PPO)?

Has a family services staff member informed you of your appraised value and whether or not you have a clear title?

What insurance company will hold your policies (**flood, wind and fire**) and are your minimum coverage amounts sufficient?

Has a family services staff member scheduled a closing date?

Have you had your insurance policies bound and signed and copies forwarded to family services?

If you have answered yes to all of these questions you are ready for closing! If you are fuzzy on certain terms or unsure of what a closing is, you are not quite ready for closing but your assigned specialist can help you get there!

We are here to help so do not hesitate to call!

This Year is MY Year!

Well, you knew it was coming! At 11:59:50 p.m., every December 31st, the 10 second countdown to a new year begins.

Immediately, you start wondering what you are going to accomplish this year that was not accomplished last year. Should you lose those last 10 pounds...again? Should you pay off credit card debt?

Whatever the resolution is, for it to be successful, you must be disciplined, confident and have a plan.

There were several partner families that completed sweat equity hours, entered a Pre Purchase Occupancy, or closed on their homes in 2008 because they were disciplined. They faithfully deposited money into their escrow accounts, completed sweat equity

requirements and budgeted because they were confident they were on the path to homeownership.

Building wealth through homeownership is not an easy task, but, if fulfilled, is very rewarding.

So, let's get going! December 31st 11:59:50 pm is coming again. What accomplishments will you be celebrating?



DO YOU HAVE SUGGESTIONS FOR OUR MONTHLY NEWSLETTER? IF SO, PLEASE LET US KNOW! EMAIL SUGGESTIONS TO TJOHNSON@HFHMGC.ORG OR CHUNT@HFHMGC.ORG



DATES TO REMEMBER:

No Construction
In observance of MLK Day
January 17th

HFHMGC Offices
Closed for Dr. Martin Luther King, Jr. Day
January 19th

Don't forget to turn in
your January sweat equity
vouchers and make your
January escrow deposit by
January 31st!

We would like to express our sincere appreciation for all the hard work of our partner families and volunteers in 2008. It was a great year! The list of people we met from different parts of the world is endless. We built several homes in a week with the help of Former President Jimmy & and First Lady Rosalyn Carter! We worked side by side with the Roloff family of the TLC hit reality show "Little People/Big World." We even enjoyed the company of country western stars Garth Brooks and Trisha Yearwood and one lucky partner family attended the lighting of the Christmas tree at Rockefeller Center in New York City. We laughed, we cried, we debated (peacefully of course), and by year's end, we had completed construction on 150 homes. This could not have been done without you!

Congratulations to you all on last year's successes and we are looking forward to a great 2009!

~HFHMGC FAMILY SERVICES STAFF

MERCY HOUSING

Mercy Housing classes have started. If you have not taken these classes or need to attend make up courses, [please call your specialist for scheduling details.](#)

This year there has been a post purchase component added to assist homeowners with budgeting and maintenance after closing! Family services will notify partner families when the post purchase section begins to arrange scheduling.

Pre purchase courses will be held on Wednesday beginning January 7 at 2-4pm or Thursday beginning January 8 from 6- 8pm.

The January class schedule is as follows:

January 7/8

Class 1

Are you ready to buy a house?
 Managing your money

January 14/15

Class 2

Banking & Credit Cards
 Pay yourself first

January 21/22

Class 3

What you need to know about
 your credit

Identify Theft: What it's all
 about?

January 28/29

Class 4

Insuring your property

Remember, Mercy Housing classes are required as a part of the program and are not given on a regular basis. You will not receive full credit for attendance unless you complete the entire set of courses.

There is limited space for evening courses so please make arrangements for your children during class times and refrain from bringing any additional people who aren't partner family members. Only partner family members will receive credit for attendance.

We value our partnership with Mercy Housing and consider the information obtained during their courses extremely important and useful in creating successful homeowners. So get ready for lots of information and fun!



1636 Popp's Ferry Rd. Ste. M- 13
 Biloxi, MS 39532



Building houses in
 partnership with God's people
 in need since 1987