

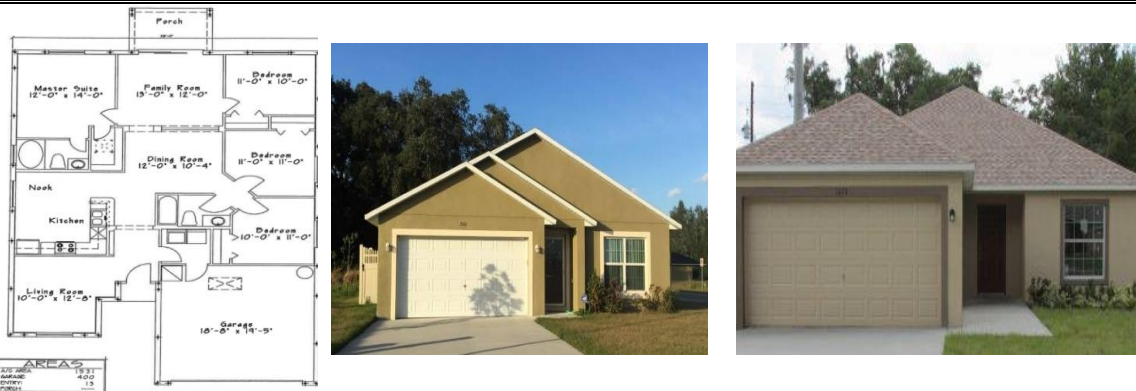
**Home** is the center of our daily lives. Owning a home gives you a place to enjoy quiet moments, a place to share laughter with family and friends, build wealth, and a place you can proudly call your own. So, if you dream of owning a home, Hicoria Pines Homes, Inc. has the answer. We are a Non-Profit organization and we are committed to helping you achieve your dream of owning a home. The Self-Help or the 502 housing programs with the USDA Rural Development helps income-eligible families become homeowners.

**CONTACT US NOW:**  
**(863) 318-7481**  
 106 Washington Ave  
 Lake Placid, FL 33852  
[www.hphomes.org](http://www.hphomes.org)

USDA is an equal opportunity provider, employer, and lender.

**100% FINANCING**

**502 Loans and Self-Help Housing Program**



**PROGRAM HIGHLIGHTS:**

- Must be a US citizen or legal resident
- 2 year work history (last 2 years of tax return)
- Good/Repairable Credit
- Zero Down Payment
- Must be your primary residence
- No PMI
- For Self-Help (Work 600 hours in the construction of your home)
- Construction Experience **NOT** necessary
- Attend homebuyer's workshop

**COUNTIES: Highlands and Hardee**

★ **\$ 190,000 LOAN** ★ **EXAMPLE** ★

<b>INCOME:</b> \$36,000.00/YR ** Income shown is with no debt	<b>Regular Bank</b> Loan 30 Yr. Conventional (DOWN PAYMENT REQUIRED) Fixed Interest Rate 3.92%	<b>USDA RD</b> 2.5% FIXED Interest Rate w/SUBSIDIZED PAYMENT (Payment assistance, if qualified)
Principal & Interest	\$898.00	<b>\$563.51</b>
INSURANCE: \$600.00 TAXES: \$1,800.00	\$200.00	<b>\$200.00</b>
<b>TOTAL MORTGAGE PAYMENT</b>	<b>\$1,098.00</b> Regular bank payment including Taxes & Insurance.	<b>USDA \$763.51</b> Monthly payment including Taxes & Insurance for a brand new house!!



# NEXT STEPS....

## **Gather the below information and give us a call:**

### **INCOME:**

Verification of all household income. To qualify for the program, a household's adjusted income must be within the established income limit based on size and location. Below are some examples of income that may apply to all household members and what should be provided to the Agency.

- Copies of the last four week's consecutive pay stubs.
- Copies of recent benefit statements for regular unearned income (such as social security, public assistance, retirement income, etc.).
- Last 12-month payment history of alimony and/or child support received as provided by the court-appointed entity responsible for handling payments. If this is not available, a copy of the separation agreement or divorce decree.
- For each non-retired applicant, a written explanation of employment history of fewer than two years or employment gaps over 30 days within the last two years.

### **ASSETS, CREDIT, OTHER DOCUMENTATION:**

- For each applicant, a copy of their two most recent asset/bank statements. (Note that if you are obtaining this information through online banking, you should print your bank statement, as opposed to printing the online transaction history.)
- For each applicant, a written explanation for late payments, collections, judgments, or other derogatory items in their credit history of which they may be aware. If applicants are unsure what their credit history looks like, they can obtain a free credit report by calling 1-877-322- 8228 or logging into <http://www.annualcreditreport.com>. By law, individuals are entitled to receive one free credit file disclosure every 12 months from each of the nationwide consumer credit reporting companies – Equifax, Experian, and TransUnion. This free report cannot replace the credit report that the Agency will obtain to determine eligibility.
- For each applicant, verification of their identity. A copy of a Government-issued photo identification, evidence of date-of-birth (only required if not listed on the photo identification).
- For a household member who is a full-time student and 18 years of age or older, a copy of their school transcript.
- If applicable, provide written evidence of childcare expenses for dependents 12 years of age or younger.
- If applicable, evidence of out-of-pocket annual medical expenses (for applicants 62 years of age and older, or individuals with a disability) who wish to be considered for a deduction to household income.

**Address:** 106 Washington St. - Lake Placid, FL 33852

Please visit our website at: <https://hphomes.org/> or call our offices at: (863) 318-7481