Part 1: Course Information – Learning Modules

This course is designed to give new homebuyers insight into:

#1 The Truth about Homeownership
#2 How’s Your Credit & How Much House Can you afford?
#3 Financial preparation (budget, savings, employment)
#4 Mortgage Application Process (origination, processing, underwriting, approval)
#5 Closing the Transaction – What’s involved, what to expect
#6 Home Repair & Maintenance

Instructor: Gloria J. Besley
- Real Estate Broker
- Financial Analyst/Licensed Public Accountant
- Housing Counselor

*Industry professionals will be included in modules (lenders, real estate agents, closing attorney/title company, credit union, housing program specialists, home repair retailer).

Location: Hill CDC 2015-2017 Centre Avenue, Pittsburgh, PA 15219
Office Hours: By appointment/schedule
Office Telephone: 412-241-2471
E-mail: gloriabesley@ymail.com

Course Description: The Hill CDC is offering this Homebuyer Education in cohort format to provide direct support to potential homebuyers looking to purchase homes in the Hill District.

Prerequisite: None
- First-time homebuyers and
- Homebuyers who have not owned a home is the past 3 years.

Textbook & Course Materials
- Course materials will be provided by the instructor.

Course Requirements
- Calculator
- 80% Attendance
- Home work
- Periodic exams to measure training effectiveness

This course is designed to be an inner-active learning experience. Module exams will measure depth of learning and expose areas in which instructor can re-enforce learning. The purpose of this course is to prepare the homebuyer for successful homeownership.
Part 2: Course Information – Ready to Buy A Home

#1 – Credit
- Analyze credit report from all (3) major credit bureaus
- Make any necessary corrections
- Minimum (middle) credit score 620?

#2 - Pre-qualification
- Housing Ratios for Conventional, FHA, VA

#3 – Mortgage Application
- Completing the 1003 (Uniform Mortgage Application)
- Documentation Check List (tax returns, bank statement, employment verification, rent verification, debts/monthly obligations)
- Application Process

Instructor: Gloria J. Besley
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- Financial Analyst/Licensed Public Accountant
- Housing Counselor

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Course Description
Homebuyer Education

Prerequisite: Completion of Part 1

Textbook & Course Materials
- Course materials will be provided by the instructor.

Course Requirements
- Calculator
- Credit Report (provided by Hill CDC)
Part 3: Course Information – Becoming a Homeowner

#1 – Mortgage Pre-Approval (step 1)
- Deciding which mortgage (Conventional, FHA, VA) is right for you.
- Finding the lender
- Pre-approval letter

#2 - House Hunting
- Finding the right agent
- Making the Offer
- What to expect in a Home Inspection

#3 – Appraisal (step 2)

#4 – Closing

Instructor: Gloria J. Besley
- Real Estate Broker
- Financial Analyst/Licensed Public Accountant
- Housing Counselor

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Course Description
Homebuyer Education

Prerequisite: Completion of Part 2

Textbook & Course Materials
- Course materials will be provided by the instructor.

Course Requirements
- Calculator
- Evaluation of Homebuyer Education