









Your Mortgage Responsibilities as a HfH-SCC Homeowner

Habitat for Humanity of South Collin County (HfH-SCC) is not a one way street; it is a *partnership* in which each participant accepts certain responsibilities, each party experiences the joys of giving, and each party experiences the satisfaction of receiving. Each member in this partnership plays an important role in developing a strong community. Because of the unique opportunities this partnership provides, HfH-SCC families assume the following responsibilities:

-  Make mortgage payments on time each month.
-  Maintain an active insurance policy on the HfH-SCC house.
-  Perform maintenance and repairs to the home and keep it in good condition.
-  Take part in helping build a strong neighborhood (for example, keeping the yard clean, being sensitive to neighbors by keeping noise down when playing music or entertaining, helping neighbors in need, working with or starting a neighborhood association).
-  Keep your HfH-SCC home as your primary residence as listed on your mortgage: Sale, transfer, lease, encumbrance of your HfH-SCC Home or any part of your home must have prior written consent from HfH-SCC. Otherwise you will be in violation of your mortgage contract and HfH-SCC has the option to accelerate the payment of all monies due to payoff the total mortgage or whatever portion of the mortgage hasn't been paid. If you received assistance from a grant or any other funds to lower your mortgage, other special terms might apply.
-  Keep HfH-SCC staff informed of any changes regarding employment, income, contact information, etc... Family Services is full of resources to assist you and help guide you in the right direction.



Habitat for Humanity of South Collin County is part of a global, nonprofit housing organization operated on Christian principles that seeks to put God's love into action by building homes, communities and hope. HfH-SCC is dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions. Habitat for Humanity was founded on the conviction that every man, woman and child should have a simple, durable place to live in dignity and safety, and that decent shelter in decent communities should be a matter of conscience and action for all. HfH-SCC has an open-door policy: All who believe that everyone needs a decent, affordable place to live are welcome to help with the work, regardless of race, religion, age, gender, political views or any of the other distinctions that too often divide people. Our service area includes Plano, Wylie, Allen, Fairview, Saint Paul, Murphy, Lucas, Parker, Lowry Crossing, Trinity Park, and the rural areas of South Collin County, Texas.

Habitat for Humanity of South Collin County
1400 Summit Ave Ste D4, Plano, TX 75074-8105
Office 972.398.0634 | Fax 972.423.8659 | www.habitat-scc.org












HfH-SCC Mortgage Payments Policy

Habitat for Humanity of South Collin County, by its nature, desires to be understanding and generous toward all residents concerning most matters. In the area of delinquent monthly house payments, HfH-SCC responds fairly and firmly to all homeowners. In fairness to donors and other HfH-SCC homeowners, continued delinquency is not acceptable.



Please understand that being in arrears interferes with Habitat's work. The money homeowners pay each month goes back into Habitat's funds allowing HfH-SCC to purchase building materials to be used on other homes under construction. When homeowners make payments late or do not pay, HfH-SCC does not have money available to buy materials. Therefore, payments made late slow down HfH-SCC's ability to complete homes for other families who are also in need of adequate shelter.

The following policy applies to all HfH-SCC homeowners:

-  The HfH –SCC Homeowner Delinquency Policy is strictly enforced.
-  All monthly mortgage payments are due and payable on or before the first day of each month.
-  An account will be considered delinquent when, 15 days after the due date, there is any amount due and payable.
-  If you have a checking account, HfH-SCC can arrange automatic withdrawal for your mortgage payment.
-  Budgeting Financial Counseling is available.
-  HfH-SCC will begin foreclosure proceedings once a homeowner has become 180 days delinquent in their mortgage, according to the HFHSCC Delinquency Policy. If the homeowner doesn't pay the foreclosure costs and the foreclosure is approved, the homeowner will lose their house and be forced to move. With this policy, HfH-SCC can continue to offer our services to those in need that have the willingness to partner and ability to pay.
-  You may not sell, transfer title or lease your habitat home while you are making mortgage payments.











It is critical for you to understand the seriousness and importance of paying your mortgage payment. HfH-SCC has a policy to begin Foreclosure Proceedings for all delinquencies that are 90 days or older unless other arrangements are in effect. With this policy, HfH-SCC can continue to offer our services to those in need who have the willingness to partner and ability to pay.

Simple Ways to Cut Cost and Manage Your Monthly Payments

Unlike most mortgage companies HfH-SCC works with the families as much as possible to ensure they have a roof over their heads. Our mission is to provide the opportunity to purchase a home for those in need.



When money is tight and you are noticing that you are not going to have enough money to pay for your house at the end of the month, **it's time for you to prioritize what's important.**

-  You can go without a new hairdo, haircut, nails, etc... A stylish appearance is not going to keep you and your children warm or cool during extreme weather.
-  Everyone wants to give their children the most up-to-date clothes, electronics, and extras that money can buy. When money is short though look at resale shops and utilize on-line postings to find good used electronics.
-  Children sports can sometimes be expensive, look for sponsorships or scholarships. Many schools and athletic organizations have scholarship programs for their athletes.
-  Take a look at your luxury services like cell phones, cable, internet, etc... If they offer a cheaper service packet, you might want to down grade for a while. Having the fastest speed or latest applications on your cell phone or cable are not going to feed your family. You can rent movies from the library if you need the entertainment or you can also get creative and have family game nights or walks in the park instead.
-  Every meal doesn't have to come from a drive thru or restaurant and you don't have to buy lunch everyday. You would be surprised at the money you can save by skipping dinners at drive thru's and restaurants. On busy nights instead of stopping at the drive thru, have breakfast for dinner and save the extra money to fill up your tank of gas later.
-  Avoid credit card usage! When purchasing shoes, clothes, appliances, cars etc look at it as a **need vs. want**. If you can survive without it wait until you can pay cash for it.
-  Close all your store credit cards to ensure you don't keep adding to the card that you cannot pay. A \$50.00 pair of shoes can end up costing you \$300 and ruin your credit if you cannot afford to pay the credit card bill on time.
-  Your grocery list could get adjusted to the basics like eggs, potatoes, milk, bread, cheese, etc... you might not have steak or pork chops for a week or so but you would have a roof. Utilize food banks.
-  Your necessary services like gas, water, electricity, sewer, etc... are things you can't live without but there are many agencies that can help you cope with the charges for a month or two until your budget gets into a more affordable routine. You can also have the utility companies average your bill so that the cost is a constant every month.
-  If all else fails and you only have a portion of your payment, call the office and make arrangements to set up payment plans. Some money is better than no money and it is vital for you to let the Habitat Office beware of your current financial predicament.