



Washington Homeownership Center
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Your First Step to Homeownership

Who We Are

Washington Homeownership Center (WHC) is a nonprofit (501(c)3), community- supported agency. Our mission is to increase and preserve homeownership for low- and moderate-income families and individuals in Washington State.

In order to achieve our mission, we provide free, and unbiased, information, education and referrals to help individuals and families achieve home ownership.



We began in 1996 as The Community Home Ownership Center (CHOC). Since that time we have helped 20,000 prospective homebuyers to resolve credit issues, save for a down payment, learn about assistance programs and products, and find lenders and real estate professionals that understand the issues and barriers faced by first-time homebuyers with less wealth.

How Washington Homeownership Center Can Help

Washington Homeownership Center (WHC) can answer your home ownership questions and refer you to agencies and programs to help you on your path to home ownership.

Down Payment assistance programs

Down payment assistance generally come from a Federal, State, County or City funds. Typically the funds are in the form of a grant, deferred loan, or second mortgage.

Self-Help/Sweat Equity Programs

These programs allow participants to contribute a set amount of hours in labor towards building their home.

Affordable Housing Options

Many non-profits provide low cost permanent housing, as well, there are many Community Land Trusts which are another source of low cost housing

Credit and Debt counselors

There are agencies that provide free assistance to re-build your credit, define financial goals, and develop household budgets.

Fair Housing information

Learn who is protected, what is illegal in mortgage lending and the sale of a home, and where to report violations.

Free first-time homebuyer education seminars

These seminars provide an overview of the home buying process, allowing you to be more educated as you begin on your path to homeownership. Many of the assistance programs require that you complete a seminar to qualify.

How to avoid predatory lending

Predatory lending takes advantage of borrowers by charging higher fees and hidden costs.

Resources

WHC can direct you to lenders and real estate professionals who are knowledgeable about first-time homebuyer programs and who understand the barriers faced by a homebuyer with less wealth.



The Eight Steps to Homeownership

WHC advocates following these eight steps in order, and as completely as possible, to ensure that your loan and home are the best possible fit for you and your family and that your homebuying experience is positive and stress-free.



Education

Attend a Commission-sponsored homebuyer education seminar. These classes are always FREE and are at least five hours long.



Credit History

Obtain a copy of your credit report. Address any issues and correct any errors in the report as necessary.



Budget

Do a personal budget and determine how large a monthly payment you can afford and what you feel comfortable paying every month.



Research

Research first-time homebuyer and down payment assistance programs that you might qualify for.



Pre-Approval

Interview various lenders that offer the first-time buyer assistance programs you are most qualified to receive. Obtain pre-approval.



Your Priorities

Set realistic personal (or family) priorities for your new home including the neighborhood, number and type of rooms, size of house, etc..



The Search

Interview various Real Estate professionals that have experience working with first-time homebuyers and decide who to work with.



You're Home

Select and purchase your new home. Congratulations! We hope that you create wonderful memories in your new home.

WHC Information Request

Please return this form to WHC to receive more free information and resources for first-time homebuyers with less wealth.

Name _____

Address _____

City _____

State / Zip _____

Phone _____

Email _____

How did you hear about WHC?

- Family/Friend
- Library/Community Center
- Local Government Agency
- Web
- Other

Please send materials and information in:

- English
- Other (specify) _____

Annual Income _____

Household Size _____

WHC is a nonprofit 501(c)3 organization that relies on grants. Our funders require that we report the following information. The following information is voluntary, and WHC does not sell or share your personal information.

Race/Ethnicity:

- American Indian/Alaskan Native
- African American
- Asian
- Native Hawaiian/Pacific Islander
- White
- Other