

## What are your financial goals and homeownership dreams?

The NeighborWorks® Boise HomeOwnership Center<sup>sm</sup> provides:

- Certified Homebuyer Education Seminars: *Finally Home!*®  
(\$20 fee per person)
- Financial Fitness Coaching
- Pre-purchase Counseling
- Rental Counseling
- Foreclosure Prevention Counseling
- Mortgage Loans

All of the counseling and coaching services are free of charge.

**Contact a certified coach today:**  
(208) 258-6217  
home@nwboise.org



*Diana coaching Mohammed*



*NeighborWorks® Boise home in "36 Oak"*

**NeighborWorks® Boise Lending** can partner with you as a buyer and provide loans that work for you and your family.

- In-House Lending & Brokered Lending to find the right loan for you
- Up to 100% Financing and no Mortgage Insurance
- Access to grant money and down payment assistance
- Access to New Homebuyer Tax Credit Program
- Access to new newly refurbished homes by NeighborWorks® Boise before they are publicly listed
- Hardworking team who is invested in you as the borrower

## Ready to see if you qualify?

You will need the following items for a Loan Approval:

- Most recent paystubs for the past 30 days
- W2's for the last 2 years
- Federal tax returns for previous 2 years
- Bank statements on all accounts for the previous 2 months
- Current statements on investment and retirement accounts
- Divorce decree (if applicable)
- Bankruptcy discharge papers (if applicable)
- Other documents may be requested

**Contact our lending team today:**

(208) 258-6218  
lending@nwboise.org  
NHS Lending Inc. NMLS #2881



*Happy new homeowner, Jillian and family*

## Choosing the Right Path to Homeownership...

What's holding you back? Many Idaho families never begin the homeownership process because of 1) lack of information; 2) misinformation; or 3) perceived obstacles to purchasing a home.

Here are some questions we often hear:

- What are the steps in purchasing a home?
- What loan programs are available?
- What credit information do lenders need?
- What services are available?
- How do I access these services?
- What price of home would I qualify for?

NeighborWorks® Boise can provide the answers to these questions and provide valuable information for potential homeowners of ALL income levels.



New homeowners, Patrick and Danica

## WE'RE HERE TO HELP

Becoming a homeowner can be a long and complicated process. Our experienced team can guide you to your dream home!

As a HUD-certified nonprofit organization, we are dedicated to helping Idaho families make educated decisions for securing healthy and affordable housing.

Ready to start? Reach out to us today for a one-on-one review of your goals.



## CONTACT US

[www.nwboise.org](http://www.nwboise.org)

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NeighborWorks®  
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HomeOwnership  
Center<sup>sm</sup>

HUD Certified Housing  
Counseling Agency

Treasure Valley's Direct  
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Idaho Families

A One-Stop Shop

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