--continued from other side--

Q Who performs the repair work?

A Generally it must be performed by a licensed contractor. The homeowner is responsible for selecting a contractor and entering into a contract. Rehab staff is available to advise the owner on his/her selection and on specific contract terms.

Q Can I be my own general contractor?

A The owner has the choice of hiring a general contractor or engaging individual subcontractors and coordinating the job himself or herself.

Q Can I do some of the work myself?

A If authorized by *Marin Housing*, an owner with the requisite skills can perform some or all of the work. In those cases, loan funds can be used to pay for materials, or for outside labor, but not for the owner's own labor.

How Do I Apply?

- Call *Marin Housing* at 491-2550 and request a rehab loan application.
- Complete the application; then call back and schedule an appointment at your home with the rehab specialist

1-800-735-2929
TDD for the hearing impaired

Who Is Eligible?

To be eligible for the Residential Rehabilitation Loan Program, you must meet the following guidelines:

- You are the legal owner of the property in need of repair.
- The property is your principal residence.
- Your total household annual income is less than the current limits established for Marin County by the Department of Housing and Urban Development (HUD) as shown below:

Household	Income Limit
1	$36,950
2	$42,200
3	$47,500
4	$52,750
5	$57,000
6	$61,200

effective 1/1/2013

1/1/2013

RESIDENTIAL REHABILITATION LOAN PROGRAM

A program offering low-interest property improvement loans and technical assistance to lower-income homeowners in Marin County for necessary home repairs.

MARIN HOUSING
Making Housing More Affordable

4020 Civic Center Drive
San Rafael, CA 94903
415 / 491-2550

What is the Residential Rehabilitation Loan Program?

Marin County receives an annual allocation of federal funds to provide assistance to low- and moderate-income residents through housing-related and public service projects. A portion of these funds have been made available to *Marin Housing* for the Residential Rehabilitation Loan Program.

The rehab loan program provides technical assistance to qualified homeowners and makes low-interest property improvement loans of up to $35,000 for correction of substandard housing conditions and elimination of health and safety hazards.

Examples of eligible work include: foundation, termite damage and dry-rot repairs; plumbing, electrical and heating system repairs; roof work; door and window repair; stairs, deck and railing repair; emergency (disaster) repairs; energy conservation measures; and remodeling for wheelchair accessibility.

Loans may be made for the rehabilitation of owner-occupied single-family houses as well as for approved "second units" within these homes. Loans are also available for houseboats in approved berths as well as mobile homes.

Questions and Answers

Q What are the terms of a rehab loan?

A The interest rate on individual rehab loans is 5% per annum, simple interest.

Q Who sets the terms of the loans?

A Decisions are made on a case-by-case basis taking into account the applicant's income, indebtedness and ability to repay.

Q How long will I have to pay off my loan?

A The maximum term for amortized repayment is 15 years.

Q What if I can't afford monthly payments?

A In cases of exceptional hardship, a deferred payment loan may be approved with no monthly payments required. Repayment of the loan is deferred either for a specified period or until the property is sold or the title transferred.

Q Can I pre-pay the loan?

A A loan may be paid in part or in full, ahead of the maturity date without pre-payment penalties.

Q Are these loans assumable?

A No. Should the property be sold during the life of the loan, or should the title change for any reason, the outstanding balance will become due and payable.

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Step-by-Step: What You Do and When

1 After you complete your application, you are interviewed at your home by a rehab specialist who determines your eligibility. He or she does a preliminary review of the property and explains the program in detail.

2 Following consultation with the local building department and/or building professionals, the specialist reviews with you the proposed scope of work and helps you prioritize those items identified for rehab. He/she can also assist you in soliciting bids from building contractors.

3 Once the final scope of work has been determined and bids obtained, your loan application must be approved by Marin Housing. Loan documents are then prepared, signed and recorded and the loan funded.

4 The loan funds are placed in a construction disbursement account. With assistance from the specialist, you enter into a contract with the parties selected to do the work and apply for a building permit, if required. Once the permit is issued, construction can begin.

5 The specialist assists you in monitoring construction and issues payments to the contractors as the work progresses. During this process the local building inspector inspects the work for compliance with building code requirements and finals the building permit upon completion.