

Thank you for inquiring about the Royal Oak Housing Rehabilitation Program.

The program provides technical and financial assistance to low- and moderate-income households to rehabilitate owner-occupied, single-family houses. We are required to consider the income for all household members. Attached are the income limits per the number of members per household.

If you are interested in the program, please complete the attached loan application **without signing it**. Contact Debbie Murray at **(248) 246-3292** to schedule an application interview. Prepare to bring the following required items to your **scheduled** appointment:

1. Unsigned application.
2. Most recent Federal Income Tax Returns for all occupants over 18 years of age.
3. Last two pay stubs for all occupants over 18 years of age.
4. Annual Social Security Award Letter, (if you are collecting S.S. or S.D.I.) if you do not have a copy you can contact Social Security at 800-772-1213.
5. Most recent statement from any stock, IRA, retirement fund, etc.
6. Most recent bank account statements.
7. Most recent mortgage statement(s) - must include current principal balance, interest rate, and next due date.
8. Homeowner's insurance declaration page.
9. Deed to property.
10. Driver's license of all household members.

If you have any questions, please contact me at 248-246-3292 or debram@romi.gov

Sincerely,



Debbie Murray
Rehab. Finance Officer



City of Royal Oak Housing Rehabilitation Program

Loans are available to help income qualified homeowners repair their homes. Royal Oak's Housing Rehabilitation Program is intended to maintain and improve the city's neighborhoods by helping low- and moderate-income single-family homeowners make necessary repairs. There are several types of loans.

Regular monthly **installment loans** up to \$50,000, interest charge 0%. Applicants must be the owner and occupy the single-family home with graduated limits on total household income ranging from \$53,050 for a family of one to \$100,000 for a family of eight.

Deferred loans up to \$50,000, interest charge of 3% to homeowners on limited incomes require no payment for a period of time as determined by the city's Loan Review Committee. Applicants must be the owner and occupy the single-family home. The graduated limits on household income range from \$33,150 for a family of one to \$62,550 for a family of eight. The interest does not accrue until payments commence.

Forgivable Loans up to \$15,000 for exterior work may be available. The loan amount is forgiven 10% a year for 10 years. Must reside in the home for 10 years for the amount to be completely forgiven. Applicants must be the owner and occupy the single-family home with graduated limits on total household income ranging from \$53,050 for a family of one to \$100,000 for a family of eight.

The city assists homeowners from determining the work necessary to bidding the work. Applicants are not required to put money down. The program is required to address lead-based paint hazards.

Property must be a single-family home; land contracts and reverse mortgages are not permitted. Taxes, water bills and mortgages are to be up to date. Household income is calculated on all sources of income for everyone living at the home over 18 years of age.

For more information, call (248) 246-3292.

CITY OF ROYAL OAK
HOME IMPROVEMENT PROGRAM



Loans are available through the City’s Housing Office to help qualified homeowners repair their homes. The Home Improvement Program is intended to maintain and improve the City’s neighborhoods by helping low- and moderate-income homeowners make necessary repairs. Eligible applicants must be the owner and occupant of a single-family home in the City of Royal Oak with a household income within the established guidelines.

INSTALLMENT LOANS

Regular monthly installment loans up to \$50,000 with 0% interest require applicants to be the owner and occupant of a single-family home with a total household income that does not exceed the following:

<u>Family Size</u>	<u>Max. Income</u>	<u>Family Size</u>	<u>Max. Income</u>
1	\$53,050	5	81,850
2	60,600	6	87,900
3	68,200	7	93,950
4	75,750	8	100,000

DEFERRED LOANS

Homeowners may be eligible for a deferred loan up to \$50,000. These loans have an interest rate of 3%, interest starts when payment begins. The loan becomes due for a period of time as determined by the Loan Committee. Applicants for deferred loans must have a household income that does not exceed the following.

<u>Family Size</u>	<u>Max. Income</u>	<u>Family Size</u>	<u>Max. Income</u>
1	\$33,150	5	\$51,150
2	37,900	6	54,950
3	42,650	7	58,750
4	47,350	8	62,550

Forgivable loans are available for qualified exterior work up to \$15,000, the income qualification is the same as the installment loan.

The City assists in determining the work necessary to selecting a contractor. Applicants are not required to put money down or pay fees usually charged by private lenders. Mortgages and Liens are placed on the property.

Home improvements are to correct health and safety violations, provide structural preservation, energy conservation or handicapped access. The program is also equipped to address lead-based paint hazards. These are some eligible improvements:

- | | |
|--------------|--------------------------|
| ROOF | PLUMBING/SEWER |
| SIDING | FURNACE/AIR CONDITIONING |
| WINDOWS | ELECTRICAL UPDATE |
| INSULATION | KITCHEN UPDATE |
| PORCH REPAIR | BATHROOM UPDATE |
| DRIVEWAY | BASEMENT WATERPROOFING |

The City maintains a list of qualified general contractors who are responsible for all of the trades involved in residential construction. The program will provide a loan or grant up to the amount of the lowest, viable bid.

For more information, call (248) 246-3292
or check our website at Romi.gov

Non-English speaking or hearing impaired and disabled persons wishing to arrange translation or interpretive services may inform the City Clerk’s Office. The City Clerk may be reached at (248) 246-3050 or (248) 246-3010 for telecommunications devices for the Deaf (TDD).

City of Royal Oak
HOME IMPROVEMENT LOAN PROGRAM
SUMMARY

- Application interview – required documents submitted, required forms signed.
- Inspection – Inspection of property for health and safety and work requested.
- Lead inspection required if more than two (2) square feet of paint disturbed.
- State Historical permission required if exterior work done.
- Specifications written and sent to homeowner for approval.
- Bid request based on approved specifications.
- Board Approval.
- Closing for mortgage and lien.
- Notice to proceed issued.
- Work proceeds
- Inspections and approval

