

Services Offered by Homes Are Possible, Inc.

Homebuyer Education (HBE): HBE classes offer prospective homebuyers the knowledge and skills to be an empowered homebuyer and home owner. Chapters include, Understanding Credit, Obtaining a Mortgage, The Homebuying Team and other important subjects. With registration, there is no cost to attend class, and it is open to the community. HAPI is an approved HERO education provider through the SDHDA. Class is held monthly in Aberdeen, SD & Sisseton, SD. For upcoming class dates, visit the HAPI website or view the HAPI events page on Facebook.

**Upon acceptance of other HAPI programs, HBE becomes a required condition prior to funding.*



Renters Education: Renters Education will offer renters the tools to understand their credit score, to know their rights as a renter and ultimately prepare themselves for homeownership in the future. For additional information and upcoming classes, visit the HAPI website or view the HAPI events page on Facebook.

Homes for Sale: HAPI has a number of homes under construction or able to be constructed within a short period of time in Aberdeen, SD to income-qualified applicants. Homes for sale are located throughout the city and in HAPI subdivisions. The homes are move-in-ready, with completed construction, floor coverings, appliances and central air. Prices of these homes range. Available homes may be found on the HAPI website or by contacting our office. *HAPI Homebuyer Education is required.

Silent Second Mortgage: HAPI offers non-interest bearing loans of \$10,000 or \$20,000 to income-qualified applicants purchasing first-generation homes in a HAPI subdivision. Homes purchased from HAPI outside HAPI subdivisions may qualify for a \$10,000 silent second mortgage. These funds are repayable at the time of cash-out refinancing, on the sale of the home or as ownership changes. *HAPI Homebuyer Education is required.

Closing Cost Assistance: Non-interest bearing loans up to \$3,500 in Brown County, and up to \$4,000 in other services areas, are available to income-qualified applicants. These funds are intended to cover a portion of closing costs expenses when purchasing a home. These funds are repayable at the time of cash-out refinancing, on the sale of the home or as ownership changes. Applications for closing cost assistance shall be returned to the HAPI office by your lender. *HAPI Homebuyer Education is required.

Home Rehabilitation Grants: Grants up to \$5,000 (forgivable over 5 years) for necessary repairs to a home are available to income-qualified applicants. Repairs may include foundation work, shingles, windows, doors or major systems such as a furnace. Grants up to \$15,000 (forgivable over 5 years) for necessary major repairs are available to income-qualified Aberdeen residents over 62 years of age. Home Rehab Grant applications are found on the HAPI website. *HAPI Homebuyer Education is required.

USDA Rural Development Loan Packaging: HAPI is an approved provider of Loan Packaging Services for the USDA Rural Development Direct Loan Program. *HAPI Homebuyer Education is required.

Community Development Financial Institution (CDFI): As a CDFI, HAPI can provide construction funds for affordable housing at competitive rates, provide gap financing, provide technical assistance with building projects, from single houses to multi-home subdivisions. HAPI may also assist in developing second-floor housing, partner in neighborhood revitalization projects, and is able to provide expert advice at your community housing meetings. *HAPI Homebuyer Education may be required.

Additional Information:

- Income qualifications are based on the average median income per county, based on household size. Visit our website for current income guidelines.
- Some exclusions apply for HAPI programs. Details are found on the Homes Are Possible, Inc website.
- HAPI serves counties in Northeast and Northcentral South Dakota, including Beadle, Brown, Buffalo, Campbell, Clark, Codington, Davison, Day, Deuel, Edmunds, Faulk, Grant, Hand, Hughes, Hyde, Jerauld, Marshall, McPherson, Potter, Sanborn, Spink, Stanley, Sully and Walworth counties.

For more information, please contact HAPI.

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