

## Overview of ONAC's Three Online Informational Homebuyer Guides

**About Oklahoma Native Assets Coalition (ONAC):** ONAC is a national Native-led nonprofit that works with tribes, Native non-profits, and other interested partners in establishing asset-building initiatives and programs in Native communities. ONAC serves as an intermediary funder, grassroots network coordinator, and direct service provider – assisting Native families to build assets by providing “integrated” initiatives (programs that enrich and build on each other) including Native-specific financial education and coaching, Children's Savings Accounts (CSAs), emergency savings accounts, down payment assistance, incentivized Bank On accounts, and emergency cash assistance. General availability of these programs depends on individual project structure and currently available funding. ONAC started its work in 2001 in Oklahoma, primarily serving Native Nations in the state; however, ONAC's mission officially changed in 2018 to include serving Native communities across the country.

**This overview guide provides an outline for ONAC's three online guides related to homeownership.**

These guides use both original material and material from cited sources, that are assembled and presented by ONAC. The guides are intended to be an introduction to the topics they address, **ONLY**. They are not intended to take the place of more in-depth and certified homebuyer education, financial counseling and coaching services such as those offered by HUD, NeighborWorks America, Fannie Mae; Tribal Housing Authorities (TDHEs), ONAC, and local Housing Authorities, among others.

**ONAC gratefully acknowledges the online information and expertise publicly available from HUD, ONAP, NAHASDA, NeighborWorks, Fannie Mae, CFPB, and many others. Online financial and homebuyer guidance from these and other organizations served as resources for the guides.**

### General Overview

Each of ONAC's three online informational homebuyer guides provides an abbreviated overview of the stated topic and goals. The sessions are designed to assist Native homebuyers who want to ready themselves to purchase a home sometime in the future or are currently ready to purchase: Native homebuyers that seek to discover where their current financial situation fits into the entirety of the homebuying process. It is also designed to touch on what might happen if home loan payments are missed and default occurs, making property vulnerable to foreclosure. All three sessions advise that prospective homebuyers seek homebuyer counseling (that addresses all stages of financial and home buying processes) from a qualified and/or certified entity. *Contact information for, and links to additional online information on the topics – particularly from related agencies, organizations, and governmental entities, are provided throughout the guides.* Some intentional repetition of specific information occurs between the three guides. Although the guides are designed to inform Native peoples about the home buying process, any prospective homebuyer can access and utilize them.

### **Guide One: Knowing Your Finances Before Buying a Home (5 pages)**

The goals of this session are to assist potential homebuyers to:

- Realize the importance and benefits of receiving financial coaching/training and homebuyer counseling while keeping a monthly budget towards self-assessing their general financial situation and saving ability;

- Review credit reports and scores and strategies for building, repairing, and maintaining good credit, and;
- Identify common financial requirements for buying and owning a home and determining how well their current financial situation meets those requirements (including establishing a financial action plan geared towards future homeownership).

### **Guide Two: Navigating the Home Buying Process (5 pages)**

This session provides:

- An overview of various loan types;
- Information on financial and other requirements of selected loan types, including some of the desirable, and undesirable, features of each loan type;
- Considerations for choosing a lender/servicer and the importance of choosing a loan and lender that regularly serves buyers with similar financial situations and qualifications to the borrower;
- The importance of making timely payments on a home loan;
- Preparing ahead for avoidance of loan default or the initiation of a foreclosure process;

### **Guide Three: Understanding and Avoiding Default and Foreclosure on a Home (11 pages)**

This session will:

- State common definitions of delinquency, default, and foreclosure (among others);
- Suggest various reasons why homeowners might find themselves in home loan default and in danger of foreclosure;
- Consider some current established ways to proactively avoid foreclosure;
- Examine how to determine the foreclosure process-type for their state, and recommend ways to negotiate a foreclosure while preparing for the life changes that follow a home loss, and;
- Suggest the impact foreclosure can have on a person's credit and opportunities to buy another home in the future.