



Hinton Center's Self-Help houses are certified as energy efficient *SystemVision* houses. These houses will have a guaranteed monthly cost for heating and cooling and also have a healthier controlled inside environment.



*For More Information
About
Mutual Self-Help Housing,
Contact:*

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**MUTUAL SELF-HELP HOUSING
A Program of
HINTON RURAL LIFE CENTER**

**YOUR WINDOW
OF OPPORTUNITY
TO OWN A HOME**



What is Mutual Self-Help Housing?

Mutual Self-Help Housing: 5 - 7 families or individuals working together with a professional construction supervisor to make their dreams of homeownership come true.



You May Be Eligible for Self-Help Housing if:

- You meet the income requirements.
- You are a reasonable credit risk.
- You have established one year of stable income.
- You meet qualifying debt ratios.



The Construction Requirements

- Work under the guidance of a professional construction supervisor.
- Agree to work with the group at least 14 hours a week per family.
- All homes must be completed before any family moves into their home.
- Homes must be built in the Wesley Meadows Community, Warne, NC.
- Complete an approved Home Buyer Education Course before construction begins.



Terms of the Rural Development Loan

NO DOWN PAYMENT!



Hinton Center will assist you with the loan process.



Start with **Equity** in your home! Equity is earned when families participate in the construction of their homes.

Example: The typical family may achieve an average of \$25,000 sweat equity.



Borrowers may qualify for an interest rate subsidy as low as 1% based on family income.

Example: A \$110,000 loan could have a mortgage payment as low as \$326 at an interest rate of 1%.



Loan payments will be adjusted annually as household income changes.



Advantages of a Self-Help Housing Program

The Advantages of Self-Help Homeownership

- Modern, convenient, well-built.
- Energy efficient.
- Quality materials.
- Low maintenance.
- Designed for your needs.
- Modern appliances.

The Advantages of Self-Help Affordability

- Payments based on ability to pay.
- No down payment.
- Save money by Self-Help.
- Invest in your home and your future.
- Guaranteed Energy Cost.
- USDA financing makes it possible now.
- The best financing for new construction in the country with USDA-Rural Development.

The Personal Benefits of Self-Help Housing

- Sense of accomplishment.
- Self-reliance and independence.
- Self-improvement.
- Sense of happiness and security.
- Community team building.
- Better environment for your family.
- Getting out of a rental that will never be yours.
- Doing it yourself and being able to maintain it afterwards.