

NORTHWESTERN REGIONAL HOUSING AUTHORITY
PARTICIPANT DISCLOSURE STATEMENT

Northwestern Regional Housing Authority provides two primary services, Rental assistance and Housing Counseling services, to clients within Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes, and Yancey Counties. We are prohibited from serving clients who do not reside in our service area.

Rental assistance may be provided through the Section 8 Housing Choice Voucher Program or through Public Housing Assistance.

Housing Counseling may be provided in any of the following areas: Rental Counseling, Section 8 Housing Choice Voucher Homeownership counseling, Pre- Purchase Counseling, Post-Purchase Counseling, Default and Delinquency Counseling, Homelessness Prevention Counseling, and Home Equity Conversion Mortgage Counseling.

In the course of providing Housing Counseling services, Northwestern Regional Housing Authority (NRHA) employees may provide information relative to the following housing matters:

- Rental or purchase options - Providing assistance in examining available housing options to determine which housing choice is most appropriate for the client;
- Tenant/Landlord dispute guidance - Assisting in the resolution of disputes which arise between tenants and landlords , particularly disputes involving Section 8 rental clients;
- Homelessness prevention -Providing information to those who are homeless or who may be facing homeless regarding possible housing options;
- The Purchase Process - Providing pre-purchase information and counseling through both group classes and individual counseling, helping the client prepare for home ownership and helping to navigate the purchase process;
- Credit establishment, improvement, and repair methods – Providing advice and regarding various methods of building, improving, or repairing your credit history;
- Lending institutions – Assisting the client to become familiar with various services available through local lending institutions;
- Mortgage Products – Familiarizing first-time homebuyers with various mortgage products, particularly those advantageous to the first-time buyer;
- Home selection – Helping the client become more aware of significant decisions to be made in choosing the appropriate home which will best meet their needs;
- Individual or family budget evaluation – Assisting the client to evaluate spending

patterns and establish wise financial practices.

NORTHWESTERN REGIONAL HOUSING AUTHORITY
PARTICIPANT DISCLOSURE STATEMENT
Page 2

Information regarding the above topics is provided to assist you in determining options and opportunities best suited to your own financial situation, and which will best meet the needs of your family. NRHA does not steer clients toward any decision, lender, mortgage product, or home choice. Our efforts are instead directed toward assisting you to be better prepared to choose from housing options, products, and services that may be available to you.

NRHA is affiliated with Northwestern Housing Enterprises, Inc., (NHE), a developer of rental and homeownership properties. You have the right to consider renting or buying properties owned either wholly or in part by NHE, but have no obligation to do so.

You are not obligated to receive, purchase or utilize any other services offered by NRHA or our exclusive partners, in order to receive housing counseling services.

NRHA's Housing Counseling services are always provided free of charge to our clients. Neither NRHA nor its employees are permitted to receive any fee, compensation, gift, kick-back, or other remuneration from or on behalf of Housing Counseling clients.

You are under no obligation to receive our services. Should our counseling services not meet your needs, you are advised to contact another HUD Counseling Agency serving your county of residence.

Counselor Signature / Date

Applicant Signature/ Date

Co-Applicant Signature/ Date