



LUCAS COUNTY
Land Bank

Home Preservation Initiative



Home Preservation Initiative

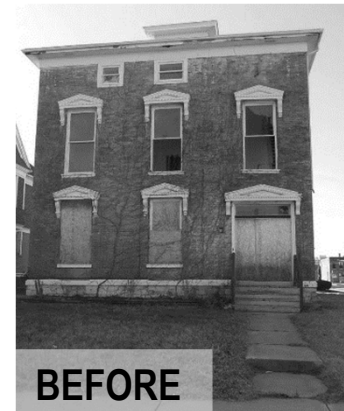


Home Preservation Initiative

Do you need help with home improvements or home maintenance?

The Home Preservation Initiative is designed to give homeowners the support they need to maintain, repair, and improve their homes and their quality of life.

- ✓ **Impartial home support**
- ✓ **Low-interest loan opportunities**



Basic Requirements

The house is:

- ✓ Located in Lucas County – it does not need to be ***historic***
- ✓ Current on property taxes (or on an active payment plan)
- ✓ Owner-occupied



Meet Our Team



DaVonna Pearce

Intake
Scheduling
Home Visits



Jim Roseland

Home Visits
Loan Applications
Escrow Support



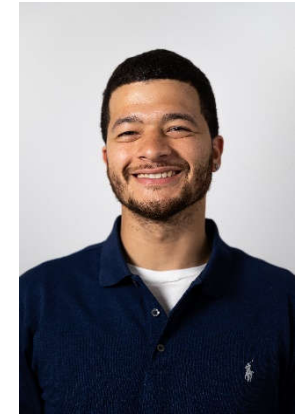
Shantae Brownlee

Home Visits
Loan Applications
Escrow Support



Ryan Rathburn

Home Visits
Technical Assistance
Loan Inspections



Mike Norman

Home Visits
Technical Assistance
Loan Inspections

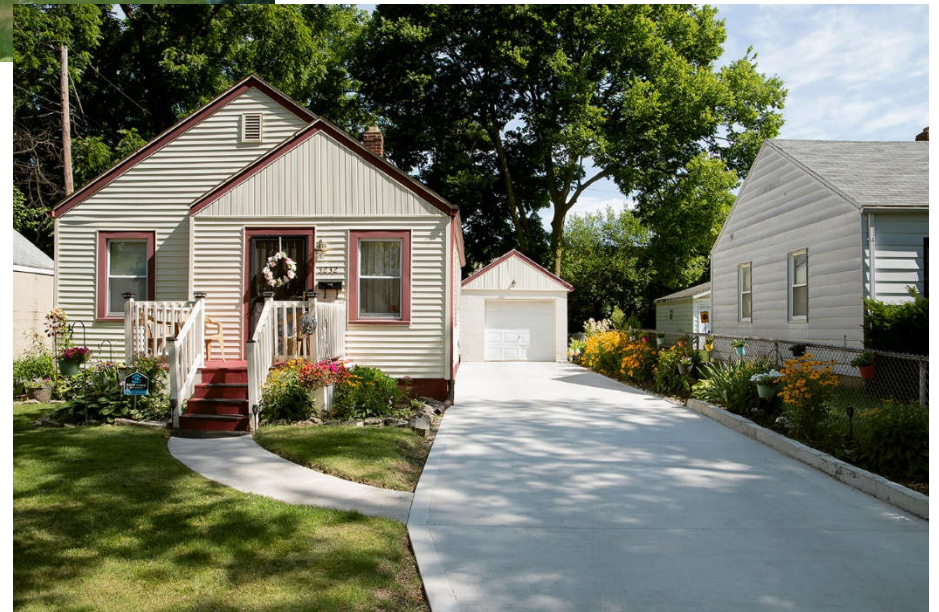
World Class Support from a Team of Professionals!



Free Home Visit



Home visits to review the property and issues that the homeowner is having



Impartial advice on maintenance, repair & improvements to make your home last



Contractor guidance to help facilitate improvements and review estimates



Home Preservation Initiative



GRADUATE ROOFING COMPANY RE-ROOFING • TEAR OFFS • REPAIRS

Date: 11.13.2018 Salesperson: RYAN O'MARA

PROPOSAL

PROPOSAL SUBMITTED TO: _____ WORK TO BE PERFORMED AT: _____

Name: _____ Address: _____

City, State: _____ City, State: TOLEDO, OH 43652

Phone No.: _____ Date of Plan: _____

General Contractor: Graduate Roofing

Price to include: House and Garage Other

Shingle Manufacturer: _____ Type of Shingle: Oakridge Duration Landmark Certainseal Color

☒ Remove existing roofing: 1 Wood replacement performed at 5 Landmark Pro

☒ Install 1/2" on eave roof deck (if sheathing)

☒ Install ice guard on 15' 4-1/2" Synthetic

☒ Install new roofing felt 15' 4-1/2" Synthetic

☒ Install new solid oak edge metal

☒ Install new vents: 1

☒ Step flashing: 15' 4-1/2" Synthetic

☒ Install aluminum: 15' 4-1/2" Synthetic

☒ Protect all areas of property where work is to be performed

☒ Completely clean up and debris removal

☒ Ten Year Workmanship Warranty included

☒ Other: INSTALL 11 SQUARE FEET OF ROOFING (SHINGLES) PER

1000.00 TO LOW SLOPE ROOF (BACK PORCH).

We propose hereby to furnish material and labor complete in accordance with the above specifications. Any changes or additions shall be made by written order and shall be subject to the written order and shall be subject to the written order.

Payment to be made as follows: 1000.00 DATE WHEN COMPLETED Dollars 5,12,000.00

All material is guaranteed to be as specified. All work to be performed in a professional manner according to standard practices. Any alterations or additions shall be made by written order and shall be subject to the written order and shall be subject to the written order.

Acceptance of proposal: The above specifications, prices, and conditions are satisfactory and are hereby accepted:

X Authorized Signature: [Signature] Date: 1/2/2019

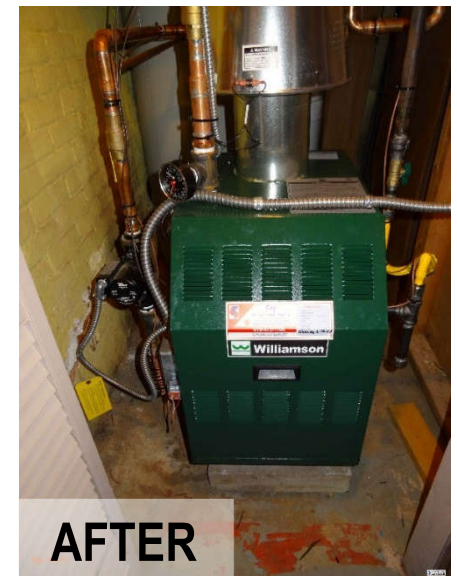
X Signature: [Signature] Date: 1/2/2019

SE AM Lucas County Land Bank





Project prioritization to
help decide what should
be done first





Loan Opportunities

Exterior Painting

Window repair & replacement

Roof repair & replacement

Porch repair

Masonry work

Chimney repair

Storm windows

Basement waterproofing

Driveway

Carpentry

EXTERIOR

What types of projects are eligible?

INTERIOR

Plumbing

Kitchen Remodel

Wood floor refinishing

Basement Finishing

Energy audits & insulation

Electrical

Furnace & Boiler

Fireplace

Reconfigure interior spaces

Air Conditioning

Home Preservation Equity Loan

- A home **equity** loan for your home
- Fixed interest rate of **4.25%**
- Borrow up to **90%** of home value based on after-rehab appraisal
- Loan amounts between **\$5K – \$250K**
- **5 – 10** year term
- Meet all other lender requirements



Home Repair Loans



Home Preservation Initiative



- A home **repair** loan for your home
- Borrow up to **\$10,000**
- Fixed interest rate as low as **6 – 8%**
- Credit score of at least **620 – 650**
- No closing costs!
- Meet all other lender requirements



Energy-Efficiency Repair Loan



Home Preservation Initiative

- An **energy-efficiency** loan for your home
- Loan amount up to **\$2,500**
- Fixed interest rate of **5%**
- Up to **5** year term
- Meet all other lender requirements



www.LucasCountyLandBank.org/HPI

What Projects Are NOT Eligible?

- ✓ Luxury items (swimming pools, hot tubs)
- ✓ Non-built in appliances
- ✓ Incompatible building additions or materials



Loan Closing & Escrow Process

- ✓ Support for free home visits through HPI is provided by the Lucas County Land Bank as a public service.
- ✓ When an HPI loan closes, the Land Bank acts as a third-party escrow agent for the homeowner, the lender, and the contractors:
 - To ensure quality workmanship
 - To make verifiable payments
 - To guarantee increase in value of home
- ✓ When escrowed, funds are held by the Land Bank while the renovation work is completed and paid by the Land Bank when the homeowner approves the contractor's work.
- ✓ A one-time \$200 escrow fee is charged by the Land Bank to escrow HPI loan proceeds received by homeowner.





Success Stories



Home Preservation Equity Loan

- ✓ Major Roof Replacement



Energy-Efficiency Loan

- ✓ New Furnace
- ✓ New Water Heater
- ✓ New A/C Unit





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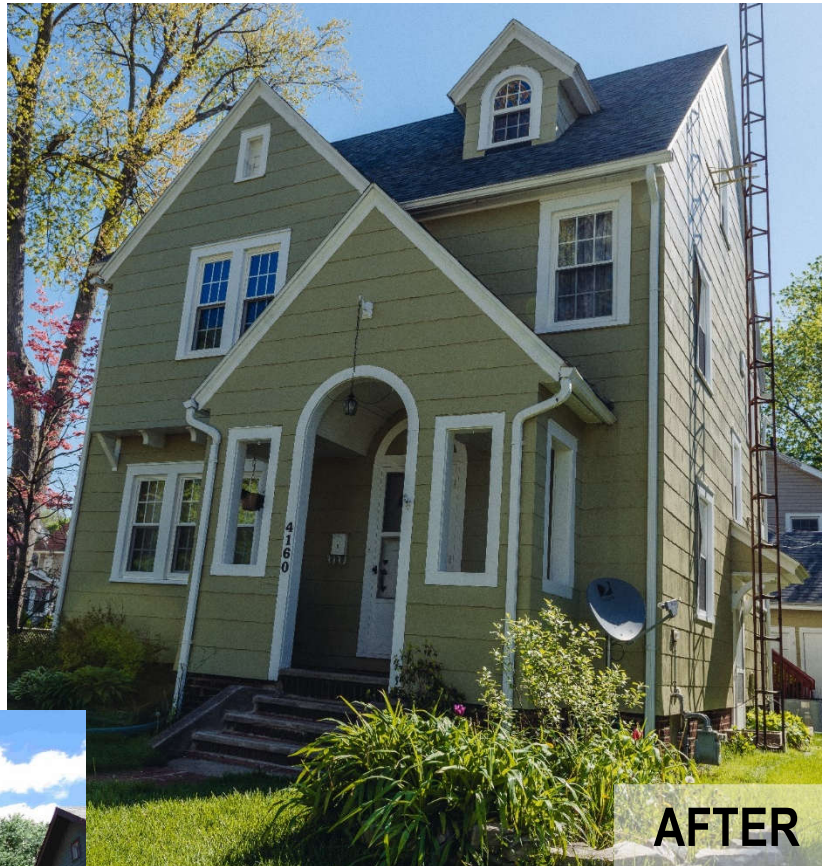
Home Preservation Equity Loan

- ✓ Major
Foundation
Repair





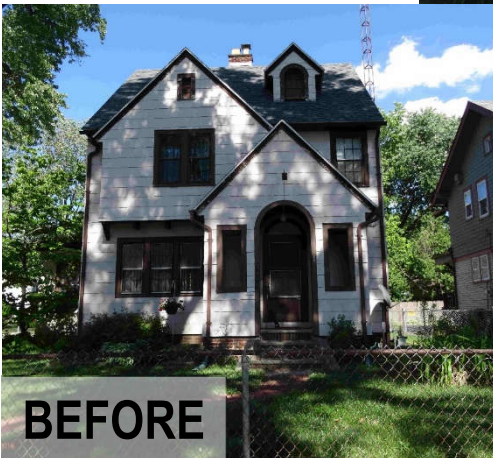
Home Preservation Initiative



AFTER

Blended Loan

- ✓ New Windows
- ✓ Repaint Exterior
- ✓ Masonry Work

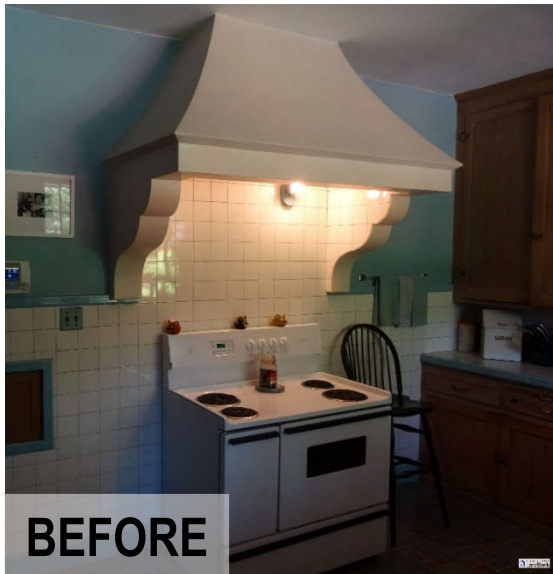


BEFORE

www.LucasCountyLandBank.org/HPI



Home Preservation Initiative



Home Preservation Equity Loan

- ✓ Exterior Paint
- ✓ Kitchen Remodel

A photograph of a row of historic brick houses. The house on the left is a three-story red brick building with a prominent front porch supported by columns and a balcony above. To its right is a two-story red brick house with a gabled roof and a small front porch. Further right is another red brick house with a more ornate facade. The houses are set back from a sidewalk by a green lawn. A large blue banner at the top of the image contains the word "Questions?". A blue footer at the bottom contains the website address.

Questions?

www.LucasCountyLandBank.org/HPI



Home Preservation Initiative

Office

One Government Center
Suite 580
Toledo, Ohio 43604
(419) 213-4293

Website

www.LucasCountyLandBank.org/HPI