



**EQUITY HOMES**

**HOMEOWNERSHIP  
SOLUTION**

## INFORMATION GUIDE

We at **OHIO EQUITY HOMES** are committed to helping good people find good homes. Many people today have had some degree of financial hardship in the past. We have helped many people with credit issues due to bankruptcies, foreclosures, divorce, large medical bills, etc... get on the path to owning their own home.

This booklet is design to answer basic questions about the types of programs we offer.

STOP RENTING!

START BUILDING EQUITY!

OHIO EQUITY HOMES

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# REPORT # 1

## HOW IT WORKS

### **The Basics**

- We work with renters that are determined to be a home owner!!!
- We work with renters that have gone through a stumble but are determined to be a home-owner!
- We work with clients that need a break but have a steady income and are willing to work hard to fix credit and own a home!
- As a fairly general rule, we work with clients that have some sort of down payment. How much? Usually , we need 4000-10,000. This exact amount is determined by the price of the home and our clients credit, work history and other factors.

### **THE GOOD NEWS!!!!**

We have special programs to lend you part of this down payment!

### **Example #1**

House Price 150,000

Down payment 5,000

Monthly lease 1000

Rent credit – 50% initial year.

After 12 months, our client has built up  $5,000 + 6,000 = 11,000$  to buy the home!!!!!!

### **Example #2**

House Price 200,000

\*Down payment 8,000

Monthly lease 1400

Rent credit – 50% initial year.

### **Question?**

I only have 4000, but I have EXCELLENT INCOME.....can I still get into this home?

### **Answer**

Sure!!!! We have a flexible down payment. We could take 4000 and lend you the other 4000!!!

We could work out a repayment plan for 1 year  $4000/12 = 333/\text{month}$  !!

# REPORT #2

## BENEFITS OF OWNING YOUR OWN HOME

### **The Best Investment**

As a fairly general rule, homes appreciate about five percent a year. Some years will be more, some less. The figure will vary from neighborhood to neighborhood, and region to region.

Five percent may not seem like that much at first. Stocks (at times) appreciate much more, and you could earn over six percent with the safest investment of all, treasury bonds.

### **But take a second look...**

Presumably, if you bought a \$200,000 house, you did not pay cash for the home. You got a mortgage, too. Suppose you put as much as twenty percent down – that would be an investment of \$40,000.

At an appreciation rate of 5% annually, a \$200,000 home would increase in value \$10,000 during the first year. That means you earned \$10,000 with an investment of \$40,000. Your annual "return on investment" would be a whopping twenty-five percent.

Of course, you are making mortgage payments and paying property taxes, along with a couple of other costs. However, since the interest on your mortgage and your property taxes are both tax deductible, the government is essentially subsidizing your home purchase.

Your rate of return when buying a home is higher than most any other investment you could make.

If you are moving to a home for the first time, you are going to be very pleased with all the new space you have available. You may have to even buy more "stuff."

# REPORT #3

## ESCAPE FROM THE RENT TRAP!!!!!!

### **Freedom & Individualism**

When you rent, you are normally limited on what you can do to improve your home. You have to get permission to make certain types of improvements. Nor does it make sense to spend thousand of dollars painting, putting in carpet, tile or window coverings when the main person who benefits is the landlord and not you.

Since your landlord wants to keep his expenses to a minimum, he or she will probably not be spending much to improve the place, either.

When you own a home, however, you can do pretty much whatever you want. You get the benefits of any improvements you make, plus you get to live in an environment you have created, not some faceless landlord.

### **Stable Monthly Housing Costs**

When you rent a place to live, you can certainly expect your rent to increase each year – or even more often. If you get a fixed rate mortgage when you buy a home, you have the same monthly payment amount for thirty years. Even if you get an adjustable rate mortgage, your payment will stay within a certain range for the entire life of the mortgage – and interest rates aren't as volatile now as they were in the late seventies and early eighties

# **REPORT #4**

## **MORE CLIENTS CHOOSE OHIO EQUITY HOMES!!!!**

**Reason #1 – We sell homes at a current fair price**

**Reason #2 – We offer very low monthly leases**

**Reason #3 – We have programs with low down payments and flexible down payments**

**Reason #4 – We offer extensions if your loan takes longer than anticipated**

**Reason #5 – We offer land contracts to buyers that have a larger down payment**

**Reason#6 – Our contracts protect you – THE BUYER**

**Reason #7 – 50% of our transactions are REFFERAL BASED**

**Reason #8 – We have special program to find a home for you**

**Reason #9 – We have been structuring these programs for over 10yrs!**

**Reason #10 Our homes have a 1 year guarantee on major items**

**Stop tossing hard earned rent money away!!!!!! RENT TO OWN with US!!!**

# REPORT #5

## WE OFFER OWNER FINANCING

### Question?

Have a larger Down Payment>>?. But blemished credit?

### Answer

We have a number of SPECIAL PROGRAMS to offer our clients that have a larger down payment (5-10%)

If you have 5-10 %, we may be able to make you a homeowner TODAY!!!!!!

### Example

A nice 150,000 home in Parma Hts

You put down 7500-15,000.

\*Monthly payment 700-900/month and you are a homeowner TODAY!!!!!!

\* this monthly payment depends on borrowers credit, income, loan term

# REPORT #6

## YOUR CREDIT

### **“But my credit score is not that good”**

Without a good credit score, it is difficult to obtain bank financing. Today many people have had some sort of financial burden effecting their credit, whether it is large medical bills, the loss of a job, divorce, a foreclosure or even a bankruptcy. Our programs are designed to help those with less than perfect credit who should be able improve their credit rating in the next few years enough to obtain bank financing.

### **“All of my bad credit items have been resolved and I do not use credit now”**

Having no credit is almost as bad as bad credit. Financial institutions want to see a history of on time payments. It would be best to open some simple credit lines such as a credit card and use it for a few purchases. If you carry a balance, keep it low.

### **“I have not checked my credit for some time now”**

It is good to know where your credit stands. We recommend you obtain a free report at [annual-creditreport.com](http://annual-creditreport.com). There is no obligation to sign up for any sort of credit monitoring as is the catch with some sites. Your only fee is if you want your credit score. Since the score is a gauge many institutions use, it would be a good idea to get your score the first time you check.

