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chfa
homeowner
newsletter

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the ultimate do it yourself

How a House Built a Family

Thinking about DIY but feeling insecure about your abilities? Check out this book for a heaping dose of inspiration and empowerment.

After escaping an abusive marriage, Cara Brookins had four children to provide for and no one to turn to but herself. In desperate need of a home but without the means to buy one, she did something incredible. Equipped only with YouTube instructional videos, a small bank loan, and a mile-wide stubborn streak, Cara built her own house from the foundation up with a work crew made up of her four children. This must-read memoir traces one family's rise through one extraordinary do-it-yourself project.

source: thriftbooks.com



10 do it yourself updates to increase home value

Renovations are a great way to boost the value of your home, but major upgrades can be costly. However, you can take on smaller DIY projects that may increase your future returns as well as your present happiness, all without breaking the bank. The following mini projects require an investment of time and effort, but not much money.

- 1. First impressions matter:** Paint your front door a bright, welcoming color.
- 2. Add another "room:"** Adding string lights to an outdoor space helps to increase usability by defining another space to gather.
- 3. Increase your visible space:** Curtains are an affordable way to bring luxury to your home: if you hang curtains six to 12 inches above the window frame and extend your curtain rod out three to six inches on each side, your room will appear bigger.
- 4. Repaint and refresh:** Spray painting your doorknobs and hardware can be a cost saver when compared to purchasing replacements.
- 5. Sweat the small stuff:** Switch plates, outlet covers, and registers can be overlooked, but for just a few dollars per replacement (or a can of spray paint) these updates can make a big impact.
- 6. So fresh, so clean:** Power wash the outside of your home, your wood fence, and pavement to take years off and return them to their former glory. Many hardware stores rent power washers for a minimal charge.
- 7. Go with the (air) flow:** You can install a ceiling fan if you have wiring from an overhead light for as little as \$50. Future cost savings come from reducing air conditioning needs and the redistribution of heated air in the winter.
- 8. Step up your flooring:** Updating smaller flooring areas, such as bathrooms, can make a huge difference. Various YouTube videos and classes at your local home improvement store can teach you installation.
- 9. Increase your appeal:** Give your curb appeal a boost by trimming hedges and trees, planting grass seed in the fall so the winter snow auto-waters it for you, or planting some water-wise perennials that will return every year.
- 10. Get a new coat:** If your walls have seen better days, a fresh coat of paint can be just the ticket to making your home feel brand new. You can also paint your baseboards to add an unexpected pop of color, or to make various-sized baseboards feel more cohesive room-to-room.

Don't forget that preparation is key. Check out online tutorials and confer with your local hardware store for recommendations on best processes and practices. Happy DIY-ing!

chfa homeownership contest: what's your top 5?

To celebrate Homeownership Month, this June, CHFA invited homeowners to share what they loved about homeownership for a chance to win a \$500 Visa gift card. After receiving almost 300 submissions, William from Fruita, was selected as our winner!

William's "Top 5" things he loved about homeownership are listed below. One of his favorites is his view of the Colorado National Monument, which is shown in his submitted photo.

Thank you to all who participated. We are planning to share a select number of submissions on our website and through our social media channels, so keep a lookout for your story!

1. I have my home in a beautiful area that has large backyard for my dogs.
2. I'm building equity in my home.
3. My house is located in Fruita, Colorado, and affords me the opportunity to be part of my community.
4. I enjoy working my yard and doing upgrades around the house.
5. I have a great view from the back of my home of the Colorado National Monument.

While this sweepstakes is over, we will be holding another next year. Stay tuned for next year's chance to win \$500 for your home!

homeownership resource:

home preventative maintenance checklist

In addition to upgrades to your home, regular maintenance can help maintain and possibly increase the value of your home when you decide to sell. CHFA provides a checklist with quarterly, bi-annual, and annual tasks recommended for continued home maintenance. Some of these tasks may require the assistance of a professional. Professional contractors with good service history can be found on the Angi app, the Better Business Bureau's website, or by looking at customer reviews on Yelp and Google, to name a few options. The checklist can be found at www.chfainfo.com/home-checklist



your mortgage app

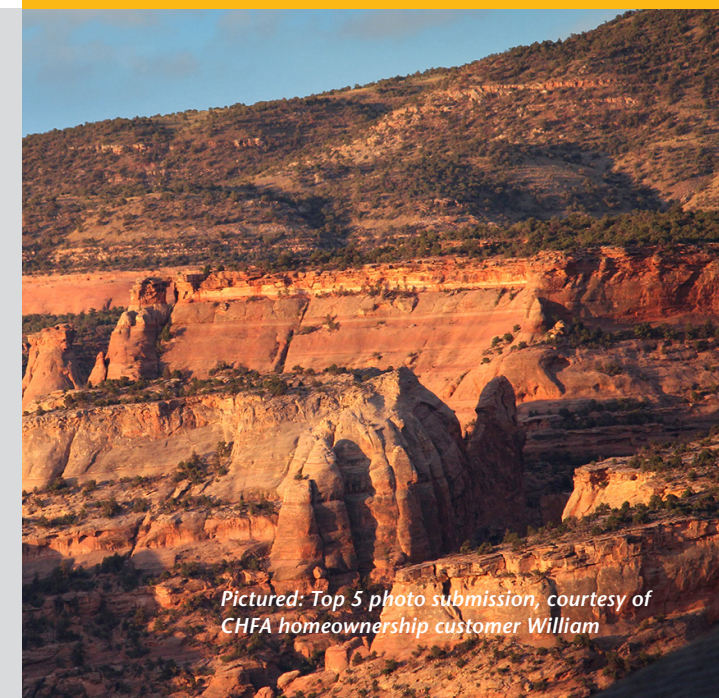
Access your loan information and make payments. Download it from the Google Play store or the Apple Store.



dates to remember:

1st of the Month: CHFA mortgage payments are due by the first of each month and late fees may be assessed if a payment is received after the 16th of the month. Save a stamp and sign up for electronic (ACH) payments.

Visit chfainfo.com/homeownership/loan-servicing/payment-options



Pictured: Top 5 photo submission, courtesy of CHFA homeownership customer William



experiencing hardship?

Due to the ongoing pandemic, or another unexpected circumstance, some homeowners may experience financial challenges that could affect their ability to make their mortgage payment. If you are facing hardship, CHFA is here to help.

Finding the Right Option for You

CHFA Loan Servicing will help you determine what options might best fit your needs, depending on your unique circumstances. If you apply for hardship assistance, your mortgage loan may be placed in temporary forbearance for an initial 90-day period, and we will discuss your repayment options. There are various repayment options available to CHFA homeowners. CHFA Loan Servicing will provide information to help you choose which option may work best for you.

Additional Resources

Further assistance may be available from the Colorado Department of Local Affairs' Emergency Mortgage Assistance Program (cdola.colorado.gov/emergency-mortgage-assistance) or the Colorado Homeownership Coalition's mortgage assistance program (chhelps.org).

Please note: Information regarding hardship assistance related to COVID-19 is subject to change at any time. The information in this article is current and accurate as of its publication date. Please visit chfainfo.com/covid-19 regularly for updates.

contact us

Contact CHFA Loan Servicing at 855.587.8655 as early as possible if you think you might have difficulty making your mortgage payment.

apply

If you are ready to apply for hardship assistance, you may do so online at loansolutioncenter.com. If you wish to speak to someone directly about your options, contact CHFA Loan Servicing's Loss Mitigation Team at 866.397.5370.

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