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chfa  
homeowner  
newsletter

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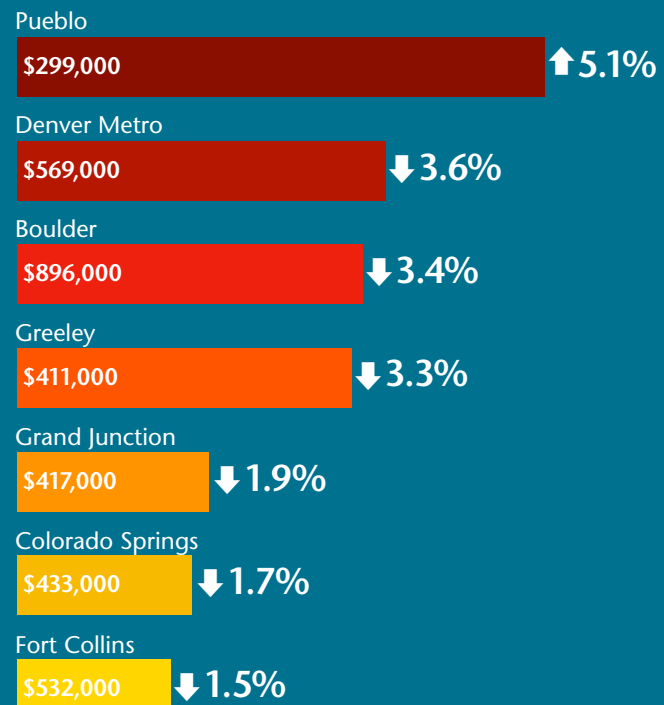
## market watch:

### 2023 Home Sales

Colorado home prices still remain some of the highest in the nation, with the median home price at \$611,000 in September 2023, a 6.8 percent increase year over year. However, as you can see below, many areas show decreased sales prices in 2023.

### Home Sales Near You

The chart below shows median sales prices for single family homes in September 2023 and how much they've changed since September 2022.



↑ ↓ change over past year

Source: Redfin.com



## 10 winter home maintenance checks

As colder weather approaches, there are some projects you can undertake to maintain your home and save on energy costs.

These recommendations can help to maximize the efficiencies of your heating system and protect your home against the elements.

- **Inspect your roof.** Whether you hire a professional or handle it yourself, spotting items such as missing or damaged shingles can help prevent potentially more expensive problems.
- **Seal air leaks.** Help maintain heat and a steady temperature in your home by filling window and door gaps with weather stripping or caulking. Also, you can purchase an inexpensive door draft blocker for the gaps at the bottom of your exterior doors.
- **Cover your windows.** Single-pane windows can be a gateway for energy to escape. Use heavy curtains to block drafts. "Blackout" curtains tend to work especially well. For additional insulation, you can purchase plastic sheets to attach directly to the window pane.
- **Clean or replace your furnace filter.** This simple step helps maintain and optimize the performance of your furnace. Check your filter and change it if it looks dirty. ENERGY STAR® recommends replacing the filter every three months if possible. The good news is that filters are generally inexpensive and widely available.
- **Add insulation.** Purchase sheets of insulation and place them in your attic and crawl space to help retain your home's energy. Be sure to research which type of insulation works best for you and your home.
- **Inspect your chimney and fireplace.** Before you start warming up by the fire this winter, it's a good idea to have your chimney vents and fireplace cleaned. If you have a gas fireplace, your chimney and flue should be inspected for any blockages, says the Chimney Safety Institute of America.
- **Clean your gutters.** Colorado's often sunny winter weather means you can probably still clean your gutters in winter months. Clogged gutters can lead to issues like water damage, loosened gutters, and ice buildup which can make them crack.
- **Switch ceiling fan direction.** Flip your ceiling fans' reverse switches so that the fans move in a clockwise direction. ENERGY STAR® says this creates an updraft that pushes the warm air that rises toward the ceiling back down into the room, which could help you save on heating bills.
- **Cover bare floors.** Laminate, wood, and tile floors can cause you to lose heat during the winter. Consider adding rugs over your bare floors to keep your feet warm and prevent heat loss.
- **Cut back tree branches.** Cutting back branches that overhang your home can help you avoid roof damage if a branch breaks. Winter snow can be heavy and may cause even healthy branches to break under the additional weight.

If you need help weatherizing your home, you may qualify for the Colorado Energy Office's free Weatherization Assistance Program. Visit [colorado.gov/energy](https://colorado.gov/energy) or call 303.866.2100 to learn more. Energy Resource Center also offers free weatherization service to income-qualified residents. Learn more at [erc-co.org](https://erc-co.org).

## heads up:

### year-end statements

Your 2023 CHFA Tax Statement (IRS Form 1098) will be mailed by the end of January 2024. It is for your records only. If you have any questions after receiving the Form 1098, please contact CHFA Loan Servicing at **1.855.587.8655**. However, if you have any tax-related questions, or questions regarding the filing implications of this and other tax statements, please consult a professional tax advisor.

## dates to remember:

**First 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 ACH payments.

Visit [chfainfo.com/payment-options](https://chfainfo.com/payment-options).

## your mortgage online app:

Access your loan information and make payments. Download it from:



## helpful resource: home repair assistance

Home repair and maintenance is key to successful homeownership and housing stability. If you need to make home improvements but are facing challenges, many assistance programs may be available from cities, counties, and other agencies.

Visit [hud.gov/states/colorado/homeownership/homerepairs](https://hud.gov/states/colorado/homeownership/homerepairs) to learn more.





## contact us

Loan Servicing  
855.587.8655

Loss Mitigation  
866.397.5370

## experiencing hardship?

As a result of the 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.

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

## 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.

If you are ready to apply for hardship assistance, you may do so online at [loansolutioncenter.com](https://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.

## Additional Resources

Further assistance may be available from the Colorado Department of Local Affairs' Emergency Mortgage Assistance Program ([cdola.colorado.gov/emergency-mortgage-assistance](https://cdola.colorado.gov/emergency-mortgage-assistance)) or the Colorado Homeownership Coalition's mortgage assistance program ([chhelps.org](https://chhelps.org)). Additionally, to speak to a housing counselor, contact Colorado Housing Connects at 877.601.HOPE or HUD at [hud.gov](https://hud.gov) or 800.569.4287.

**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.

### denver

303.297.chfa (2432)  
800.877.chfa (2432)

### western slope

970.241.2341  
800.877.8450

[www.chfainfo.com](https://www.chfainfo.com)

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financing the places where  
people live and work