



Sample Homeowner Partnership Agreement

This Agreement seeks to establish some guidelines for the relationship between The Fuller Center for Housing and its Homeowner Partners.

Sweat Equity Hours

One of the primary responsibilities of the homeowner candidate is to complete a total of 350 sweat equity hours in order to become a Fuller Center homeowner.

Sweat equity hours can be fulfilled entirely by you but we strongly encourage you to recruit friends, co-workers, and family members to help you fill your sweat equity quota. The Fuller Center will not pay you or your helpers for sweat equity hours in the event you decide to leave The Fuller Center for Housing partnership or your application is otherwise terminated.

In order to meet the monthly sweat equity requirement, homeowner candidates will be provided with opportunities to work as volunteers with The Fuller Center for Housing and any other pre-approved non-profit agency. **150 hours** of the **350 hours** of sweat equity must be completed by the applicants and those on the application living in the home.

Homeowner candidates are required to work a **minimum of 25 hours** of sweat equity per month in order to remain eligible for The Fuller Center for Housing's program. Failure to complete this requirement could result in termination of your application. A sweat equity tracking book will be provided to record your hours. Take this book with you every time you work. The hours worked must be dated, signed, and verified by the supervisor. You will not be credited for work unless it is documented in your book. It is your responsibility to keep your book current and in your possession.

Housing priority will be assigned to the candidate who has successfully completed all sweat equity requirements. First priority may be given to disaster victims or those with a more urgent housing need.

Household Budgeting and Credit Issues

Many homeowner candidates come to us with credit problems. The Fuller Center for Housing is not a credit counseling or credit repair organization, and should not engage in these services. Abuses of the nonprofit code by unscrupulous credit counseling and repair organizations have caused the Internal Revenue Service to closely examine nonprofits that are engaged in providing such services. Families should be encouraged to adopt and abide by a household budget.

NOTE: Presence of liens or judgments could delay or prevent the purchase of a Fuller Center home because of homeowner's ability to give The Fuller Center for Housing a first mortgage to secure payment of balance of purchase price.

Down Payment

In addition to completing the required 350 sweat equity, homeowner candidates must pay a \$500 down payment and \$200 for legal fees. The down payment is due in full at the time of your closing.

Lease/Purchase

The first year after move-in a lease/purchase agreement may be in force. The payments made on the lease/purchase will be applied to reduce the mortgage principle.

Mortgage Payments

The Fuller Center for Housing carries the mortgage initially on all the Fuller homes. The Fuller home loans are 0% interest loans. Homeowners are required to pay a monthly mortgage payment. The payment is calculated based on the selling price of the house and your income. A portion of the mortgage payment is applied to the principle and the remainder is deposited into an escrow account to pay insurance premiums and city/parish taxes. Mortgage documents will be executed at your closing.

Homeowner Candidate Meetings

Homeowner candidates are required to attend Homeowner Candidate meetings, which are held periodically. Because attendance is mandatory, any candidate who is absent from two meetings without prior approval will be terminated from the program.

House Construction

Please remember that homes constructed by The Fuller Center for Housing, Inc. are built with your labor and with other volunteer labor. Many of the materials used to construct and prepare your home have been donated. All materials used in construction of your home are new. While The Fuller Center will make every reasonable effort to complete your home in a timely manner, it cannot guarantee a completion date or the exact selling price until the project is finished.

House Maintenance

Homeowners are responsible for the interior and exterior maintenance of their Fuller Center home and property. Additionally, homeowners are responsible for all utilities and any associated costs related to the maintenance and upkeep of their house.

This agreement is to help you fully understand what is involved in the Fuller Center's partnership ministry. In signing this agreement, you are communicating that you understand The Fuller Center's **Partnership Agreement** and that you will satisfy the above requirements. Additionally, you are agreeing to become involved as a partner in the ministry for The Fuller Center for Housing.

I understand the provision of this agreement and commit to fulfill all requirements as outlined.

Thus agreed to this _____ day of _____ 200_

Homeowner Candidate Signature

Fuller Center for Housing Representative