



1404 N. Randolph Avenue, Elkins, WV 26241 | (304) 636-6495 | www.hocwv.org | NMLS# 362854

HomeOwnership Center Fact Sheet

“A One-Stop Shop for Potential or Current Home Owners”

HomeOwnership Center, Inc. (HOC) is a private, non-profit housing counseling agency and equal housing lender providing home ownership opportunities to residents of Randolph and surrounding counties. As a non-profit licensed mortgage broker, HOC has access to several affordable mortgage loan products that can make the dream of home ownership a reality for many families. HOC works with individuals at all income levels to provide home ownership education & counseling, credit & budget counseling, and access to mortgage financing options. Our primary emphasis is on helping to simplify the complicated mortgage process for first-time homebuyers, to assist buyers in becoming mortgage-ready, and to make buyers more default-resistant. Current homeowners may be assisted with home repair, refinance, default aversion, or credit counseling.

Through an association with NeighborWorks America, HOC became a chartered NeighborWorks Organization. HOC is currently the only full-service NeighborWorks HomeOwnership Center in West Virginia.

Office location: 1404 N. Randolph Ave., Elkins (Rt. 219 N. near the Parsons Rd. access)

Office hours: 8:00 am – 4:30 pm, Monday – Friday

Contact: 304-636-6495 phone, 304-636-4125 fax

Web site: www.hocwv.org

Mission statement: The HOC, through sound & ongoing financial counseling, homebuyer education and effective mortgage brokering, provides the opportunity for affordable home ownership or home improvement.

Service area: Randolph, Barbour, Tucker, Upshur, Lewis, Pendleton, Pocahontas and Webster counties.

Loan product sources: USDA Rural Development, WV Housing Development Fund, Federation of Appalachian Housing Enterprises, CommunityWorks in WV, HOC loans leveraged with local lenders, and HOC repair loans.

Types of financing available: purchase of newly constructed homes (permanent financing after construction), purchase of existing (market) homes, home repair/improvement, refinancing, down payment and closing costs, and acquisition with rehab of foreclosed properties.

Advantages of HOC financing and products: fixed rate financing, interest rates at or below market, low down payment and closing costs, subsidies for qualified borrowers on limited product options.

HOC services offered: homebuyer education and counseling, credit and budget counseling, loan origination and processing, step-by-step processing assistance from application to closing, assistance with other service providers (realtors, appraisers, inspectors, attorneys, etc.), post-purchase support, and financial fitness education.





1404 N. Randolph Avenue, Elkins, WV 26241 | (304) 636-6495 | www.hocwv.org | NMLS# 362854

HOC participates in the Home Ownership Voucher Program, allowing qualified individuals receiving HUD rental assistance vouchers to use the vouchers toward a mortgage payment. HOC also has a financial fitness program to enhance financial skills among participants in its service area.

Accomplishments in 2013:

- Provided housing counseling or education to 280 families including:
 - 166 for initial credit or budget counseling
 - 24 for follow-up appointments
 - 65 for homebuyer education classes
 - 15 for foreclosure prevention/mortgage modification assistance
 - 10 for financial fitness/financial capability education classes
- Provided 725 total hours of housing counseling and education
- Originated or facilitated 48 loans for mortgage or repair assistance
- Managed HOC revolving loan portfolio of 92 active borrowers with loans totaling over \$595,300
- Received over \$142,695 in new or renewed grant funding support
- Maintained status as a HUD-approved Housing Counseling Agency, a WV Division of Financial Institutions licensed Mortgage Broker, and a chartered NeighborWorks America organization
- Maintained NeighborWorks Organizational Health rating as a “Strong” organization
- Celebrated 15th Anniversary of HomeOwnership Center incorporation

Licensing: WVDOB MB-20182; NMLS ID 362854

Updated 5.6.14

