

If you are in a difficult financial situation, seek help from one of the many resources listed in this helpful guide.

### Cut Down on Unexpected Bills...

Consider options such as these to minimize the impact that unexpected bills have on a household budget:

**1. Purchase a Home Warranty**—if you did not include this in the purchase of your home, it is not too late. You can purchase a “Home Warranty” through various Home Warranty companies. A Home Warranty usually runs between \$300 and \$600 per year depending upon the size of your home. You may choose to pay the annual fee in one lump sum or break it up in to trimester or monthly payments. Normally it will cover most repairs or replacement costs for various major appliances in your home including heating and air conditioning, and sometimes plumbing upon payment of a small deductible. Because major appliances can cost anywhere from a couple of hundred to several thousand dollars to repair or replace, it is well worth investing in a home warranty. Check the yellow pages or title companies for home warranty options.

**2. Energy Saving Tips**—call PG&E at 1(800)743-5000 or go online at [www.pge.com](http://www.pge.com) to view money-saving tips such as replacing all your regular light bulbs with CFL light bulbs and check out the current rebates PG&E is offering for replacing your old appliances with energy efficient appliances, etc. Also, you may want to take a look at the balanced payment plan (BPP) offered by PG&E.



By enrolling in the BPP you won't be surprised with high energy bills each month; instead, you should have fairly fixed energy bills which will make it easier to budget money for your bill. If you have trouble paying your energy bill, you might look into an assistance program offered by PG&E.

**3. Take Preventative Action**— weatherize your home. Make sure that all your windows and doors are sealed off from the outside elements by visually inspecting to see if there are any cracks around the trim in which air or water could get into the house. If there are cracks, then a simple and very inexpensive fix is to apply caulking to the area where the siding meets the trim and where the trim meets the window/door to seal off the area from outside elements getting into your walls or inside your home. Also, put weather strips along the bottom of your doors. These preventative steps will help save money on your energy bill.

Applying a good coat of paint to your house when needed can save your siding from the outside elements and keep your house looking sharp.

Make sure to clean leaves and debris out of your gutters regularly.

Place hair traps in tub/shower drains and bathroom sink drains. Also, as another inexpensive fix, place a food trap/strainer in your kitchen sink drain to prevent food and hair from clogging up your plumbing. And don't let oil or grease go down the drain. Preventing plumbing clogs can save you a ton of money on plumbing repair fees.

**City of Oroville  
Business Assistance &  
Housing Development Department  
Phone: 530-538-2495**

## DEPARTMENT OF BUSINESS ASSISTANCE/ HOUSING DEVELOPMENT

### Resource Guide for Borrowers & Consumers



Buyer: \_\_\_\_\_

Co-Buyer: \_\_\_\_\_

## INTRODUCTION

The Business Assistance/Housing Development Department offers many different types of loan opportunities within the Oroville city limits. It is our goal for borrowers to have a zero percent default and foreclosure rate. We also want borrowers to become more successful at managing their personal finances.

The Business Assistance and Housing Development Department has compiled this Resource Guide to provide insight on how to handle some of the more common obstacles that today's home owners and consumers face.

Please take a moment to read through this Resource Guide and profit from the information that may be of help to you or someone you know.

## RESOURCES

### *Difficulties Making Payments...*

If you find yourself having trouble making payments each month, or have gotten so far behind that you fear foreclosure is just around the corner, don't give up! A loan gone bad can follow you around for many years and adversely affect future credit opportunities.

Contact the *Community Housing Improvement Program (CHIP) and Credit Counseling Center* at 1-888-423-6333. This non-profit organization has expertise in coordinating debt restructuring agreements, along with credit repair and correction methods. They can provide excellent tips on preventing defaults and foreclosures. Additionally, they provide free training on effective budgeting options for today's consumer.

If you are behind on your mortgage, contact the company that handles your mortgage if you

## RESOURCE GUIDE

haven't done so already. Banks and mortgage companies do not want to foreclose on a borrower; they often lose money on a foreclosure. Most banks and mortgage companies appreciate a borrower who will contact them and express a willingness to work out a plan to avoid foreclosure.

As a preventative measure, or if your mortgage is already in one of the foreclosure processes, you may want to visit the *HUD-approved Housing Counseling Agency* web site at <http://www.hud.gov/foreclosure/index.cfm>. As you navigate through this web site you will find helpful tips and tools that will provide preventative measures to that can help reduce foreclosure risks. Also, to find a counseling agency closest to you, contact 1-800 569-4287. The counseling agency will help you to come up with a foreclosure "work out" plan.

### *Are Constant Repairs Blowing Your Budget?*

The City has several great loan and grant programs to help income qualified applicants with needed home repairs and construction items. Programs that may be able to provide assistance include the City's Rehabilitation Loan Programs, Minor Home Repair Loan Program, Emergency Home Repair Grant Program, and Front-Yard Landscape Loan Program.

Before taking out an equity line or racking up more credit card debt, please contact the Business Assistance/Housing Development Department at 538-2495 for specific Program information. These programs offer low interest rates with various payment options. Some loans may even be deferred for the term of the loan.

Also, you may try contacting the *Community Action Agency (CAA)* at 530-538-7534. CAA is a non-profit organization that can assist with home weatherization needs, funding assistance for outstanding PG&E bills and much more. CAA's assistance is based on funding availability.

"Expect the Unexpected" and prepare by managing your money wisely and keeping up on the routine maintenance of your home.

### *Money Saving Tips*

Don't wait until a problem arises and then frantically begin scraping together funds to try and cover the expense, start your own repair fund. Open a savings account and deposit money into it every month. Sometimes you can set up your checking account to automatically transfer money into your savings account each month. Even if all you can only bear a minimal amount each month, the money adds up and it comes in handy when you have to pay an unexpected bill. The savings can also come in handy during the holidays when you need money to purchase gifts.

Be sure to ask your tax preparer about various homeowner deductions that can save you money on your taxes. Additionally, you may qualify for California's Homeowner and Renter Assistance (HRA) Program. They give assistance based on the amount of property taxes paid by the homeowner. To apply for assistance and obtain a booklet and any forms you can call 1-800-868-4171 or visit the web at [www.ftb.ca.gov](http://www.ftb.ca.gov).

### *Expect The Unexpected*

For new home owners who have recently purchased an existing home versus a newly constructed home, you can expect to receive a supplemental tax bill within the first year of living in your home. This extra tax bill is not included in your impound account that was set up with your primary loan. Your Supplemental Tax Bill is triggered by the new assessed value of your home given by the tax assessors office. This bill is your responsibility to pay. After the first year all of your property taxes will be included in your monthly mortgage payment until you pay off the loan.