



for Bratenahl Residents

Cleveland Restoration Society is a non-profit organization dedicated to the maintenance and improvement of the housing stock of Cuyahoga County.

The Cleveland Restoration Society sponsors the Heritage Home Program which is aimed at the repair, maintenance and improvement of houses over 50 years old throughout Cuyahoga County. The program involves free technical advice to homeowners about any issue involving their home. This can be questions about actual repairs and materials or about contractors to do maintenance work. Homeowners appreciate our unbiased and impartial advice. We do not sell any product or services so our advice is always well received by the homeowner.

There are 409 houses in Bratenahl that are more than 50 years old. The cost to Bratenahl of offering these homeowners the Program in 2013 is a relatively modest \$600 per year – less than \$1.47 per house. There is also a brochure that will be sent to residents, whose homes are 50 years or older, during the first quarter of each year of membership.

The Program also includes a low interest loan program administered by KeyBank and supported by the Treasurer of Cuyahoga County. The KeyBank loans are 2.0% fixed rate mortgage loans for up to 10 years. KeyBank makes all the credit decisions and it utilizes its normal lending procedures when it considers loans under the Program.

First Federal is also a participating lending bank. It is offering a 1.4% fixed rate loan to owners of owner-occupied residences for loans up to 10 years. It will also offer a 2% fixed rate on loans up to 20 years. For non-owner occupied residences First Federal offers a 2.4% fixed rate on loans up to 10 years and a 3.0% fixed rate on loans from 10 – 20 years.

- The Interest rate on Heritage Home Loans to 1.4% per year for owner occupied residents and 2.0% for non-owner-occupied residences. These are fixed rates for loans up to 10 years.
- There is no fee for loans under \$10,000 and 1% for loans from \$10,000 to \$25,000.
- The escrow fee is \$200 for loans that need to be escrowed.
- The Program is open to all houses which are 50 years old or older. The house does not have to be historic or be in an historic district.
- The restrictions on homes that have been previously changed do not need to be fixed immediately. Thus, if a house has inappropriate vinyl siding, they will assist the homeowner with another project without requiring that the vinyl siding be

removed first. They we will not fund the installation of vinyl siding on an older house.

The following features of the program include:

- The homeowner is provided free technical assistance with any maintenance, repair or rehab questions. This is a very time intensive effort involving CRS staff but an effort that is highly valued by the owners of older homes.
- The structure must be zoned residential and not involve more than 3 residential units.
- The project must either maintain or improve the property consistent with its architecture and design. The Restoration Society has a “do no harm” philosophy
- The owner of the home need not reside in it, but then our best interest rate is 2%.
- There is no income limit for the homeowner.
- The homeowner will have to meet KeyBank or First Federal of Lakewood’s credit requirements and there will need to be adequate equity in the home after the project to be good security for the loan.
- KeyBank and First Federal of Lakewood will lend up to at least 90% of the after-rehab appraised value of the property (minus any existing mortgage loans).
- The Program cannot fund loans on properties with a value over \$750,000.
- The Program cannot fund luxury items such as hot tubs or swimming pools.

Loan Details

Our loan product provides a low fixed-rate financing for all types of interior and exterior home repair and rehab projects – all paired with impartial expert advice from our staff.

Terms:

- Either KeyBank or First Federal of Lakewood will be the lender - you make the choice. Fixed rate loans are available as low as 1.4% in partner communities.
- Loan term is 5-20 years
- Minimum loan amount is \$3,000
- Maximum loan amount is based on applicant’s qualifications
- There are no closing costs or points and the interest is tax deductible.

Fees:

- \$125 Loan Origination fee (assessed by KeyBank)

- The Heritage Home Program Administrative fee is as follows:

\$3,000-\$10,000	=	0% of loan amount
\$10,001-\$25,000	=	1% of loan amount
\$25,001+	=	2% of loan amount

- An additional appraisal fee may apply if equity needs to be established.
- An escrow fee applies for "after rehab" loans. Call for details.

Conditions:

- Loan is based on available equity or established equity by an "after rehab" appraisal. Call for details.
- Standard credit evaluation is required.
- Projects must be completed in eighteen (18) months.
- Loan documents must be signed before work can begin.
- Contractors must follow Heritage Home Program specifications for exterior project work.
- Contractors must pull permits and be properly licensed.
- Failure to follow program parameters could result in a loss of the low interest rate.

Your home does NOT need to be historic and does not need to be in an historic district -- it only needs to have been built prior to 1963.

- **Is your house at least 50 years old?**
- **Is the property zoned residential?**
- **Is the house 3 units or less?**
- **Has your project already started?**
Work that has already started cannot be funded with loan proceeds.
- **Do you have equity in your home?**
Your loan amount is partially based on the available equity in your home. If you do not have enough equity you may be eligible for an "after rehab" loan. Call for details.
- **Does your project qualify?**
Typical project examples are: roof repair and replacement, painting, insulation, window repair and replacement, basement waterproofing, masonry repair, kitchen and bath renovation, additions, finished attic and basement, and electrical, plumbing and HVAC.

We Can Help

- If you have questions about your home's eligibility contact, a technical staff member today.
- Call us at: **(216) 426-3116** or by email at hhp@heritagehomeprogram.org