

> How do I find a financial or homebuyer education course?

To find a nonprofit or government entity that provides homebuyer or financial education in your area, please visit the Texas Financial Toolbox at [www.texasfinancialtoolbox.com](http://www.texasfinancialtoolbox.com). This free online resource was created by the Texas State Affordable Housing Corporation to give you an easy way to find the organizations you need to achieve your financial and homeownership goals.



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GET READY >

*Making Texans Homeowners  
for Life*



Whether you want to improve your money management skills, raise your credit score, or buy a home, financial and homebuyer education are invaluable tools that can help you achieve your goals sooner.

Financial and homebuyer education courses can help you:

- understand, establish or rebuild your credit, reduce debt, and save for the future;
- determine if you are ready to buy a home;
- understand mortgage loans and recognize and avoid predatory loans and services;
- navigate the home buying process;
- find local and state homebuyer assistance programs\*; and
- understand the ongoing responsibilities of homeownership and how to be a successful homeowner for life.

\*Most state and local homebuyer assistance programs will require you to complete a financial or homebuyer education course in order to qualify for assistance.

## > Smart Homebuyer Tips

Every year, misinformed homebuyers, often first-time purchasers or seniors, become victims of predatory lending or loan fraud. Here are tips to help you avoid scams:

- Before you buy a home, attend a homebuyer education course.
- Interview several real estate professionals, and ask for and check references before you select one to help you buy or sell a home.
- Hire a properly qualified and licensed home inspector to carefully inspect the home before you buy.
- Shop for a lender and compare closing costs. Be suspicious of anyone who tries to steer you to just one lender or loan product.
- Do not let anyone persuade you to make a false statement on your loan application. Lying on a mortgage application is fraud and may result in criminal penalties.
- Do not let anyone convince you to borrow more money than you know you can afford to repay or feel comfortable paying.
- Never sign a blank document or a document containing blanks.
- Read everything carefully and ask questions. Do not sign anything you don't understand.