

# Hill Development Corporation of New Haven

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## ***Post Purchase Homeownership Curriculum***

### ***I. Homeownership Retention***

- 1) Reduce or Eliminate Personal Debt
- 2) Maintain and Improve Personal Credit
- 3) Household Budget Overview
- 4) Establish a Utilities Payment Plan
- 5) Establish and Maintain “Cash Reserves”
- 6) Pre-Paying Your Mortgage

### ***II. Homeowners Insurance Overview: Protecting Your Asset***

- 1) Learn about Different Type of Homeownership Policies
- 2) Learn about Different Types of Coverage
- 3) Learn about the Benefits of Special Riders
- 4) Learn about Umbrella Insurance Policies

### ***III. Tax Benefits of Homeownership***

- 1) Organization and Preparation of Records
- 2) Potential Tax Benefits for Single-Family Homeowners
- 3) Potential Tax Benefits for Owner-Occupied Multi-Family Homeowners
- 4) Understanding the Concept of Depreciation of Multi-Family Dwelling

### ***IV. Homeownership: Maintaining and Improving Property Value***

- 1) Preventative Maintenance and Basic Household Repairs
- 2) Energy Efficient and Weather Proofing Your Home
- 3) Removal of Bulk Trash and other Debris
- 4) Major Home Improvements
- 5) How to Choose a Home Improvement Contractor
- 6) Security Precautions and Fire Prevention
- 7) Home Seasonal Checklist

### ***V. Foreclosure Prevention Overview***

- 1) Reinstatement Options
- 2) Disposition Options

### ***VI. Mortgage Refinancing Overview***

- 1) Second Mortgages
- 2) Home Equity Loans and Home Equity Lines of Credit

### ***VII. Community Involvement***

- 1) Benefits of a Neighborhood Block Watch
- 2) Benefits of a Homeowners Association
- 3) Benefits of a Parent and Teachers Association