



Neighbors



FROM THE DIRECTOR'S DESK

The weather is getting colder, please disconnect your garden hoses from the outside spigots. They can freeze and cause damages to the water lines. Please store your hoses in the garage for the winter months. If you do not, maintenance will disconnect and we will charge you.

If you are decorating for the holidays, remember that all decorations must be in good working condition and must be safe (not a trip hazard, no electric cords running along the ground).

If the office is closed for a holiday, after hours, or on the weekend, please remember to call all emergency work orders to the emergency phone. All other work orders can wait until the office is open again.

Make sure to set your clocks back 1 hour on Sunday, November 5th!



The office will be closed on:

-Friday, November 10th, 2023 to observe Veterans Day.

-Thursday, November 23, 2023 and Friday, November 24, 2023 to observe Thanksgiving.

Stay Safe and Healthy!

Dionne Wyatt, CEO



Address:

P.O. Box 643

760 Anderson St.

Carlinsville, 62626

(217) 854-8415

Fax: (217) 854-8749

Office Hours:

Monday & Tuesday

8 a.m.-4:30 p.m.

CLOSED WEDNESDAY

Thursday & Friday

8 a.m.-4:30 p.m.

EMERGENCY

NUMBER:

(217) 827-2100

EMERGENCIES

INCLUDE:

- ◆ Gas leaks
- ◆ Broken water pipes
- ◆ Exposed electrical wires
- ◆ No heat (if the outside temperature is 45-degrees or lower)
 - ◆ Sewer line stoppage (not drain line)- this includes a clogged toilet
 - ◆ CO/Smoke detector beeping or chirping

Also fire, flood, or anything that threatens life, safety or property damage.

SCHEDULED INSPECTIONS FOR OCTOBER

HICKORY PARK DRIVE – ODD# (PREVENTATIVE MAINTENANCE)

Please refer to the Shelbyville Homes Housekeeping Policy for any questions.

***INSPECTIONS MAY TAKE PLACE ON ANY DAY OF THE MONTH BETWEEN THE HOURS OF 8:00 A.M.-
4:30 P.M. MONDAY-FRIDAY***

SPECIFIC DAYS AND TIMES WILL NOT BE GIVEN.

*Q&A (Quality Assurance) inspections may take place on work orders and inspections anywhere from 3-5 days after the inspection/work order happened.

Please make sure that your home is always up to code with the housekeeping policy. If you need a copy of the housekeeping policy, please call the office.



**UPCOMING
EVENTS**

- November 4th, 9am-1:30pm- Holiday Market 2023
First Christian Church- 1357 CR, 1200 E, Sullivan, IL
- November 8th, 5:30pm-8:30pm- Arch Night Out
HSHS Good Shepherd Hospital, 201 S. Pine St., Shelbyville, IL
- November 17th & 18th- Shelbyville Festival of Lights
Forest Park- E. North 9th St., Shelbyville, IL



2023

Dear Resident,

On October 23rd we hosted a Q&A regarding the purchasing of the homes in your subdivision. A few people attended and we went over a lot of information. I am aware that many rumors are going around regarding the price of the house, what we will do if you don't buy the house, ect. So I encourage you to read through these questions & answers to receive some factual information. If you have more questions please call our office, or you can contact Wendi, the realtor.

-What is the selling price going to be? – This will depend on the market at the time. You will be able to purchase them for less than the appraisal amount. If an outside person wants to purchase the home they must qualify based off the income guidelines, these change yearly.

-Some houses will remain rentals and be under Shelbyville Homes rules, but the owners won't. How do I know the community will stay nice? – Current tenants looking to purchase must be in good standing, which means at least 6 months w/o violations and late rent. Wendi the realtor also builds a relationship with potential outside buyers before they ever purchase stressing the importance of the neighborhood and being a good neighbor.

-What will the down payment be? – That will depend on the purchase price and the type of loan you get (VA, FHA, ect) Down payment plus is an option.

-Will there be any voucher assistance w/ the mortgage? – There will be no voucher assistance with the mortgage. You must be able to show you can pay the full mortgage and all other bills without assistance.

-How long is the process? – Once Shelbyville Homes is closed out with their investor, they can start to sell the first home, this cannot take place until 2025. When the first one goes under contract, IHDA requires 90 days to release the first parcel. After that, it's about 45 days for each sale afterwards.

-Are we selling the yards with the house? -YES, the house and the yard would be surveyed and staked off so you would know where your property lines are.

-Do I have to purchase my home?- No, if another house becomes vacant that you would rather live in, you can purchase that house instead of the one you currently live in. Unless your home requires repairs due to your negligence.

-Is my rent going toward the purchase?-No, I have heard many individuals speak about the Obama houses and that the rent was going towards the mortgage. It is not a “rent to own” they are rentals.

Who will you sell to?-We will sell to a current tenant in good standing. If the house becomes vacant, we will sell to an outside buyer as long as they qualify under the current income guidelines.

Can I stay as a renter if I don't want to buy?-Yes, you can remain a renter as long as you would like.

Will there be a required inspection?-Yes, you will be given the names of different inspectors to choose from and it will be your responsibility to get the inspection. This is a home inspection the lender requires, this is not an inspection such as housekeeping or preventative maintenance that we do.

What does my credit score need to be?-You can get a loan at 600-650, however, anything above 650 will help you receive a better interest rate. This is why it is important you fill out the credit counseling packet you received to begin the process of either building credit, cleaning up your credit, or knowing that you are in a good place.

How much will my payment be?-That won't be known until we know the sale price of the homes. However, you can expect your mortgage payment to be 1% of the purchase price. So as an example, if the house sold for 100,000 then your mortgage payment would be around \$1000.

What is included in my payment?-Your payment will include taxes & insurance.

Will there be a warranty?-There is a 1 year home warranty. So, if something goes wrong after you purchase the house, you will have a small deductible, but things will be replaced.

What if I buy but then want to sell?-If you decided to sell and it was prior to 2040 you would have to sell to someone who met the income guidelines.

If I purchase can I make changes to the house, such as putting up a fence or converting a half bath to a full bath?- This would depend on city code/ordinances, but yes, it would be your home to do as you wish.

Do I have to get homeowner's insurance?-Yes, that will be required and it will be incorporated into the mortgage payment.

Will I be responsible for the maintenance?-Yes, once you purchase the home you are responsible for all things with the home. Shelbyville Homes will no longer provide maintenance or trash pickup.

Is the paperwork I received from Shelbyville Homes an application to purchase the house?- No, the packet you were sent was for credit counseling. This is not an application for the house, nor does it tie you to having to purchase a house. Credit counseling is good for any individual regardless of whether or not they want to purchase.

There will be notices that go out over the next couple years, please pay attention and read the information. If you are even the slightest bit interested in home ownership, please fill out the credit counseling packet as soon as possible. Our contact information is at the bottom, if you have any questions or concerns please reach out.

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