Good Neighbor Next Door Flowchart

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Are you a police officer?

Are you a teacher?

Are you a firefighter or EMT?

Do you work full time for a government agency & are authorized to make arrests?

Do you work full time at a state-accredited public or private K-12 school?

Do you work full time for a government emergency responder unit?

Yes.

No: Ineligible

Will you work in the area where you are buying the home?

Yes.

No: Ineligible

Do you live or will you be able to move to a HUD Revitalization Zone (It must also be near your job.)

Yes.

No: GNND homes are only within HUD revitalization zones.

Have you received a pre-approval from a lender?

Yes.

No. Obtain a pre-approval, preferably for the pre-discount amount.

Contact a HUD-approved real estate agent. Not all agents can make bids on HUD homes.

Look for a Good Neighbor Next Door home in your area.

When you find a home, have your agent submit a full-price bid within 7 days of the listing date.

The winning bid is selected by lottery.

You got the winning bid.

Your were not selected.

Congratulations. Now, determine repairs needed on the property

Find and bid on another GNND home.

No repairs needed, or repairs will be under $10,000

Repairs needed will cost more than $10,000

Submit contractor repair bids to your lender, if needed. You can use a regular FHA loan.

Get a repair bid from a contractor. Submit bid to lender. Use an FHA 203k loan.

Provide to your lender any remaining personal financial information.

The lender processes your loan and draws final loan documents

You sign final loan documents and the loan closes. You are officially a homeowner.

Contractor starts repairs. The lender issues repair funds to the contractor as needed.

When repairs are complete, you move in.

Live in the home for 3 years as your primary residence.
Make all payments.
Work in the community at your public service job for at least 1 year.
You have successfully fulfilled all requirements.

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