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chfa
homeowner
newsletter

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fall tips for weatherization

Do you want to save energy (aka money) and ensure your home is ready for all that winter brings? Get ready to weatherize with the following checklist:

- ❑ **Seal air leaks.** Encapsulate your home's temperature by filling window and door gaps with weather stripping or caulking.
- ❑ **Cover your windows.** Single-pane windows can be a gateway for energy to escape. Use heavy curtains to block drafts. "Blackout" curtains tend to work especially well.
- ❑ **Clean or replace your furnace filter.** This simple step helps maintain and optimize the performance of your furnace. Filters are inexpensive and widely available.
- ❑ **Program or adjust your thermostat.** Try to limit your energy use when you aren't home, especially for longer time periods. When you are asleep or out of the house, turn the thermostat back to save as much as 10 percent a year on your heating and cooling bills. Program your thermostat based on your schedule rather than maintaining the same temperature 24/7.
- ❑ **Add insulation.** Purchase sheets of insulation and place them in your attic and crawl space to help retain your home's energy. Be sure to research which type of insulation works best for you and your home and don't forget to wear the appropriate protective gear when handling.



Weatherization Assistance

If you need help weatherizing your home, you may qualify for the Colorado Energy Office's free Weatherization Assistance Program. Visit colorado.gov/energy or call 303.866.2100



take control of your financial future: household finances

The following steps may help you better understand and manage your household finances to prepare you for the road ahead. Including all household members in the discussion will help to ensure everyone's spending and savings habits will be in support of the determined goals and can shape a lifelong relationship with money.

Step 1: Review the following details to get an overall understanding of your financial position.

- Individual or joint debt
- Money available in savings or investments
- Mortgage balance and equity in home
- Monthly household expenses
- Availability of emergency funds

Step 2: Once you understand the status of these items, prioritize your expenses. One of the most common family budgeting techniques is to use the 50/30/20 rule: divide your

income into three spending categories, if possible—50 percent on needs, 30 percent on wants, and 20 percent on savings.

1. Start with essential expenses (mortgage payments, utility bills, and groceries).
2. Next, prioritize your debt payments and other necessary expenses, such as healthcare.
3. Then, you can allocate funds to save for your "wants," such as entertainment or vacations.

Step 3: Further breakdown the amount to save into "wants" and emergency funds. In both cases, you can build them by setting a goal and then determining a fixed monthly amount to contribute. An automatic transfer from your checking account to your savings account could make this easier.

Step 4: Don't exclude your children. "Kids are like little sponges, absorbing every detail of our behavior, especially when it comes to relationships and finances," Certified Public Accountant Maya Corbic says. "They're shaping their money mindset as they observe how we interact with money and each other." Include your kids by dedicating time each month to review the household budget, discuss spending habits, and prioritize savings, which will show them the importance of intentional financial discussions.

Source: newyorklife.com

homeowner resource:

Home Repair Assistance

Home repair and maintenance is key to successful homeownership and housing stability. If you need to make home improvements but are facing challenges, many assistance programs may be available from cities, counties, and other agencies. Visit hud.gov/states/colorado/homeownership/homerepairs to learn more.

dates to remember:

First of the Month: CHFA mortgage payments are due by the first of each month and late fees may be assessed if a payment is received after the sixteenth of the month. Save a stamp and sign up for ACH payments.

Visit chfainfo.com/payment-options.

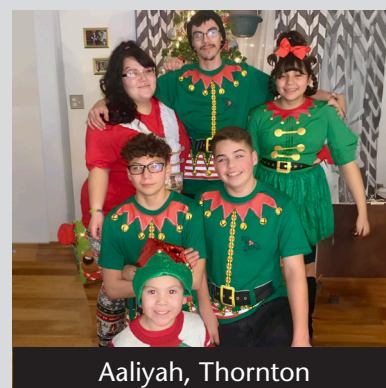
your mortgage online app:

Access your loan and make payments. Download it from:



five chfa homeowners win contest *home is where my story startssm*

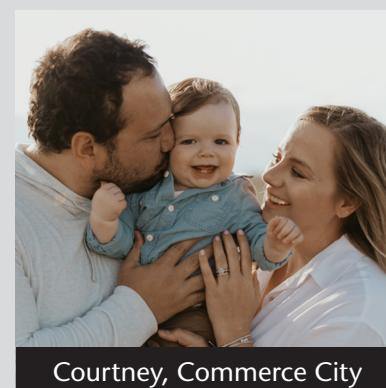
To celebrate CHFA's 50th anniversary CHFA invited its homeownership customers to share how homeownership has shaped or influenced their life story along with an accompanying photo. More than 145 entries were received as part of the Home Is Where My Story Startssm contest. Each was evaluated by a team of representatives from the Home Finance Division. CHFA announced five winners who each will receive a free home mortgage payment or \$1,000, whichever is greater, applied toward a CHFA mortgage payment. Please join us in celebrating the following contest winners and read their entries at chfainfo.com/myhome-winners.



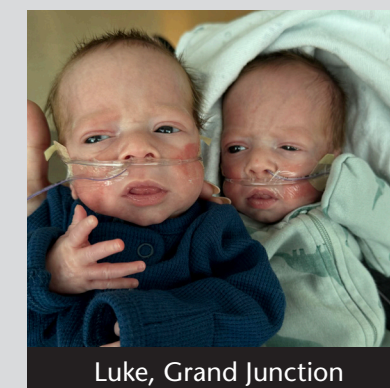
Aaliyah, Thornton



Bianca, Colorado Springs



Courtney, Commerce City



Luke, Grand Junction



Sam, Bayfield

Thank you to all who participated!



contact us

Contact CHFA Loan Servicing at 855.587.8655 as early as possible if you think you might have difficulty making your mortgage payment.

experiencing hardship? help is available!

As a result of the pandemic, or another unexpected circumstance, some homeowners may experience financial challenges that could affect their ability to make their mortgage payment. If you are facing hardship, CHFA is here to help.

Finding the Right Option for You

CHFA Loan Servicing will help you determine what options might best fit your needs, depending on your unique circumstances. If you apply for hardship assistance, we will discuss your repayment options with you. There are various repayment options available to CHFA homeowners. CHFA Loan Servicing will provide information to help you choose which option may work best for you.

Additional Resources

Further assistance may be available from the Colorado Homeownership Coalition's mortgage assistance program (chhelps.org). Additionally, to speak to a housing counselor, contact Colorado Housing Connects at 877.601.HOPE or HUD at hud.gov or 800.569.4287.

apply

If you are ready to apply for hardship assistance, you may do so online at loansolutioncenter.com. If you wish to speak to someone directly about your options, contact CHFA Loan Servicing's Loss Mitigation team at 866.397.5370.

denver

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