



A COMMUNITY DEVELOPMENT CORPORATION

1809 Durand Street • Saginaw, MI 48602  
 Ph: 989-921-0569 • Fx: 989-754-1654  
 Email: info@circleoflovecdc.org



Your Housing Counseling Agency

Serving the Communities of Saginaw

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**Foreclosure Counseling**

**WE CAN HELP YOU SAVE YOUR HOME!**

*See page 5 for details!!*

**Our Mission & Intention**

OUR MISSION is to provide counseling services and affordable housing for very low to moderate income families.

OUR INTENTION is to assist individuals, regardless of background, ethnicity, or physical ability, to obtain modest, decent, safe and clean homes for use as permanent residency.

**Stop Renting . . . Start Buying!  
 Let Us Show You How!**

Circle of Love CDC will work with eligible families to provide the necessary counseling services that will empower them to become homeowners!

**YOU PAY NOTHING!**

**Down Payment Assistance**

MSHDA will pay up to \$7,500 towards down payment or closing costs

**Credit Repair Funds**

MSHDA will pay up to \$5,000 to repair credit if you are in the process of obtaining a MSHDA mortgage

**Home Inspection Funds**

MSHDA will pay up to \$750 for inspections prior to home purchase

**Home Maintenance Training**

MSHDA will pay to provide training

**What do you have to lose? Apply today!**

**These New Homes are Valued at \$140,000  
 Selling for \$78,000**

*(to qualifying applicants)*



**Like New Rehabilitated Homes  
 As Low As \$30,000**

*(to qualifying applicants)*



# 2009 Calendar of Events

Mark Your Calendar and  
Get on the Road  
to Homeownership!

## 4 WEEK TRAINING SESSIONS

Homebuyers Education  
Financial Literacy Training  
& Foreclosure Intervention

### Session#2

April 22-May 14, 2009

### Session#3

October 21-November 12, 2009  
We offer morning & evening  
Group Sessions

Wednesday Mornings  
10am - 1pm

Thursday Evenings  
6pm - 9 pm

- Clients will receive a Certificate  
upon Completion -

## Don't Miss ...

### BUILDERS HOME SHOW

Visit Us at Booth #800  
- March 13, 14, 15 2009 -

### ANNUAL FUNDRAISER

The Way We Were  
In The "70's"  
- March 27, 2009 -

### HOUSING FAIR

- April 18, 2009 -

### SAVING THE DREAM

FREE CONCERT  
FUNDRAISER  
- June 12, 2009 -

### COMMUNITY AWARENESS WEEK

- August 10-14, 2009 -

### COMMUNITY MAKEOVER WEEK

- August 17-21, 2009 -

### COMMUNITY BLOCK PARTY

- August 22, 2009 -

### FREE CREDIT REPAIR WORKSHOP

- October 3, 2009 -

## Executive Corner

### Keeping It Real In the Community . . .



Circle of Love Community Development Corporation provides the services necessary to assist potential homeowners so that families can overcome obstacles and realize the American Dream. We help people understand how to prepare to buy a home.

Homeownership requires a planned, disciplined course of financial action. Teaching and reinforcing the basic lessons of financial stewardship develops necessary tools for successfully reaching one's goals. The Bible says that, "without a vision the people perish." This is so true. Without a planned (written) course of action and perseverance the vision/dream of obtaining a home seems far-fetched and unattainable so we never pursue our visions/dreams and just give up.

I believe that dreams are fueled by faith and because Circle of Love, CDC inspires that faith, we create fertile ground for dreams to grow.

**Pamelia D. Brazil**

- Executive Director

## Board of Directors Message

### Starting Over . . .



How many of us including myself have wished we could start over. This is what the Circle of Love is doing and has done for many people. With the Circle of Love's programs on Homeownership, getting the chance to start over or to achieve the goals they have already started. Being in contact with people like Pamela Brazil, Executive Director and her staff, which consists of Mrs. Iris Burns and watching their endless dedication to the program has showed and taught me what people can do to make a change if they're committed. For this lesson I thank them, along with the great volunteers and the people on the Board of Directors who all have one goal in common . . . to help people in and around Saginaw and make it an even better place to live.

**Linda Vanderpool**

- Director

## Message from the President

### Dear Friends . . .



It gives me great pleasure to bring you greetings from the Circle of Love Community Development Board of Directors. 2009 is a brand new year and well underway. I want to express to you that the Board is dedicated and committed to serve the needs of the greater Saginaw Community.

We have planned several community projects and exciting community events for this year, so stay tuned to our informative newsletter for the scheduled dates and times.

The COLCDC Board is proud of our past accomplishments and we expect to achieve even more to keep our community and citizens successful.

**Debwin Simon**

- President



## Congratulations Pam!

### 2008 Women's Council Member of the Year

Pam Brazil, Circle of Love Community Development Corp., was named 2008 Women's Council Member of the Year in recognition for dedicated service to the Women's Council and the Home Builders Association of Saginaw.

### Board of Directors

#### Debwin Simon

President

#### Linda Vanderpool

Vice President

#### Ed McKeethen

Treasurer

#### Dujana Roberts

Secretary

#### Lee Austin

Director

#### Charlotte Edwards

Director

#### Charlie DeMercurio

Past President

Patisserie Bakey, Owner

#### Otis Dickens

Past President

Pastor, New Beginnings Life

Changing Ministries

*A special thanks to*

*past board members*

*Melissa Overton and Omia Smith*

### - Advisory Council -

#### Robert Mannor

Attorney

#### Silas Brazil

Builder

#### Patricia Franklin-Lindsey

Chemical Bank

#### Sharon McKeethen

Counselor

#### Janice Knight

Professional Administrator

#### Lois A. Robinson

Keller Williams Realty

# Thank You!!

## Grants Awarded

Circle of Love CDC would like to thank the following organizations and foundations for believing in our vision enough to invest in our programs.

5/3 Bank

City of Saginaw Block Grant

CRA Bankers Forum

FlagStar Bank

HUD Training & Development

MSHDA Cities of Promise

TBI Construction, Inc.

Chemical Bank

City of Saginaw HOME

Family Independence Agency

HBAS Women's Council

J & B Builders & Remodeling

MSHDA Links Counseling Network

Citizens Bank

*Special thanks to all those who volunteered their time, efforts and donated products to help Circle of Love CDC achieve success in 2008.*

Cornerstone Graphics

Horizon Heating & Cooling

Covenant Hospital

National City Bank

Credit Services of Michigan

Patisserie Bakery

Pro-Build

## Volunteers

Joan Baker

Linda Geiersbach

Ruth Bly

Anna Hildalgo

Jeff Bookmeyer

James Howard

Silas Brazil

Lavell Jackson

Bob Burgess

Vanessa Johnson

Barbara Mausolf

Carla Jordan

Jackie Bennett

Mike Kelley

Patrick Rokosz

Karen Lazarro

Bob Burns

Deandre Laster

Dorran Burns

Allen Lindsey

Ellis Burns

Patricia Franklin-Lindsey

Ellis Burns jr.

Ruby Lyle

Shawna Burns

Choezon McCray

Otis Dickens

Jan McCreery

Sondra Dickens

Norma McLauren

Jeff Dupuis

Mary Pitts

Charolotte Edwards

Ivylette Youth Group

Officer Allen Rabideau

Sharon Evans

Kurt Roby

Faith Charity Church

Members Cathy

Rodammer

John Falls

Nina Rosales

Eddie Fox

Kenny Ryans

Alvin Franklin

Travis Seals

Kanah Franklin

Annette Smoot

Eddie Gamble

Odail Thorns

Clarence Gilyard

Dante Toussaint

Bill Giogis(Mikes

Wrecker)

Deanna Virciglio

Bud Currington

Paul Virciglio

Dujana Roberts

Larverne White

Linda Vanderpool

McArthur Whitfield

Melissa Overton

Coryuanna Williams

Omia Smith

Ellis Williams

Sandy Williams

## 2008 Hall of Homeowners

Shannon Bishop

Daniel Bueche

Byran Butterfield

Linda Breidinger

Jeremiah Brooks

Amanda Brown

Donald Brown

Tyler Brown

Brenda Clothier

Shana Collins

Tamara Crockett

Sarah Enser

Catherine Gomez

Brandon Hahn

Kimberly Iverson

Alnisha Jackson

Crystal Jackson

Latoya Jackson

Sarah LaDrig

Shannon LaDrig

Brian Logghe

Cherina Lloyd

Brandi Lutkus

Natasha Martin

Brenda Mitchell

James Moore

Cynthia Moten

Steven Muylle

Aaron Newcomb

Jacob Nolan

Nathan Periard

Barbara Peterson

Jayme Quinnan

Theresa Richmond

Shannon Rollin

Daniel Ruppel

Kellie Schafer

Scott Sexton

Meghan Smallwood

Monica Smith

Napaporn Sook-Laew

Jennifer Stack

Mark Stefeniak

Mathew Stephan

Scott Stiegemeier

Mary Surian

Ronald Suszek II

Trisha Wardin

Megan Welsh

Jeffrey Williams

Shatara Williams

## New Home Owners!



*The Circle of Love CDC program has offered us the chance to become first time home owners through their resources (MSHDA); they have helped us with down payment assistance, credit repair funds as well as classes showing how to repair your credit and financial management. It is a good program for anyone who wants to repair their credit and become a first time home owner. We are proud to have gone through the program and now we are now proud home owners.*

*Thank you  
Eddie & Annette*



# Stop Renting . . . Start Buying! Let Us Show You How!



## How to Qualify

### To be eligible for Links to Homeownership benefits:

1. The household income must be within the applicable income limits as seen below;
2. if you are pregnant or have at least one related minor child residing in the household and;
3. client will be ready to purchase a home using a MSHDA mortgage product within 12 months of completing the application. Once application is submitted a certified counselor will pull a tri-merged credit report and review with client to determine if client qualifies for the Links program.

In order to qualify, your household income must be less than (in Saginaw County):

One person: .....	\$31,250
Two people: .....	\$35,700
Three people: .....	\$40,200
Four people: .....	\$44,650
Five people: .....	\$48,200
Six people: .....	\$51,800
Seven people: .....	\$55,350
Eight people: .....	\$58,950

**Please remember you may still qualify for a MSHDA loan even if you don't qualify for MSHDA LINKS!**

*"Median income level subject to change, according to government regulations"*

## Links to Homeownership

**Links to Homeownership** is a program offered by the Michigan State Housing Development Authority (MSHDA) and Circle of Love CDC for low and moderate income families who are interested in becoming homeowners.

Below is a list of the counseling services we provide:

### Homebuyer Education

Sessions designed to provide information about the process of home buying and home owning to potential homeowners.

### Individual Counseling

Intensive budgeting, credit repair and debt management sessions delivered to eligible potential home buyers by Network Counselors.

### Financial Management Education

Educational support groups designed to assist clients in addressing financial problems or barriers to their life goals.

### Pre-Purchase Credit Repair

Counseling, advocacy and financial assistance designed to provide help to families in the process of securing a MSHDA mortgage who have credit obstacles that are keeping them from success. *(Must prove one-time crisis or serious event with recovery)*

### Home Maintenance Training

Provides families with information that enables them to perform basic home repairs and upkeep in the areas of structural, electrical, furnaces, wall repair, painting, landscaping, exterior maintenance, and plumbing.

### Foreclosure Prevention

Counseling delivered to eligible home owning families for the purpose of saving their home from foreclosure. *(Available for all types of mortgage loans)*

### Home Inspections

Eligible families may secure up to \$750 in home inspections or any other inspection listed as a condition in the offer to purchase as an expense to the buyer. *(Counselors refer buyers to inspectors)*

## Strictly Business 2008 Accomplishments

Walk-Ins .....	463
Referrals (Bank) .....	48
Financial Mgmt Sessions .....	65
Financial management/Credit Repair Workshops .....	115
Housing Fair .....	147
Workshop Participants .....	1,200
Foreclosure Prevention - Dow Event Center .....	84
Presentation - Schools .....	551
<b>Total .....</b>	<b>2,673</b>

**Circle of Love has combined  
(Homeownership) Sales  
totaling \$3,730,526.47  
That's 51 New Homeowners  
from January-December 2008**

**Get Involved!**  
**We are looking for volunteers  
to serve on various committees.**  
**Call Iris at 989-921-0569 for details.**

**JUST  
GUTTERS**

Seamless Gutter/Eavestrough Installation  
Gutter Cleaning • Christmas Light Installation

**Silas Brazil**

1809 Durand St. • Saginaw, MI 48602  
phone 989.754.3517 • fax 989.754.1654



Because of the rising number of Foreclosures happening within our community, COLCDC has been very successful with helping clients retain their homes and not lose them to this process. We have effectively kept clients in their homes by mitigating on their behalf.

## You Have Options!!

### Determine if default is Curable or Incurable

#### If Default is Curable:

1. Repayment Agreement – A temporary change in terms and conditions that can exceed 12 months and requires a cash down payment.
2. Forbearance – a written agreement between mortgagee and mortgagor that consists of a plan enabling mortgagor to reinstate their loan. Payments can be suspended or reduced.
3. Modification – Permanent changes in terms and/or conditions of the note and security instrument.
4. Partial Claim or Advance Claim – Mortgagee/Insuring entity will advance funds on behalf of a mortgagor in an amount necessary to reinstate a delinquent loan.
5. Refinance – Taking out a loan to pay off an existing loan, with equity to enhance cash flow and keep home without burden of mortgage loan payments.

### If Default is Incurable:

#### Begin Saving your money to help you move

1. Pre-Foreclosure/Short Sale – Lender agrees to take less than amount owed to accomplish sale of property and avoid foreclosure
2. Deed-in-Lieu – Avoids foreclosure by turning the property over to the lender.
3. Foreclosure – Legal process for reclaiming real property from delinquent borrowers.
4. Sale of Home – Dispensing of property and transitioning to a more affordable form of housing.
5. Bankruptcy (Chapter 7) – Court absolves unsecured debt when there are no assets to liquidate for recovery.
6. Bankruptcy (Chapter 13) – A reorganization of debt to allow the debtor to pay arrearage over a time while maintaining regular payments as they occur.

**Be Realistic** – If you cannot afford to keep your home, list it with a reputable realtor and sell it.

#### Warning: Avoid Rescue Scams

1. DO NOT give someone money who says they can prevent a Foreclosure.
2. DO NOT SIGN paperwork you are not familiar with.

#### Be Informed of Your Options and Communicate with your Lender!

If you need help deciding which option is most suited to you or your loved ones, give us a call at 989-921-0569. We'll be glad to help!!



## 2009 Fundraiser Goals

Help us to obtain our financial goals!

### Overall Budget

Operating Budget is \$148,000

Project budget is \$195,000

*If you're looking to buy or sell call  
Saginaw's Real Estate Professional . . .*

– Lois Robinson –  
ph: 989-284-6989



4177 Fashion Square Blvd. • Saginaw, MI 48603



## Thank You to Our Sponsors!



**CHEMICAL BANK**<sup>SM</sup>

*We think you'll like the chemistry.*

MEMBER F.D.I.C. / EQUAL HOUSING, EQUAL OPPORTUNITY LENDER



# 2008 Events



West Genesee St.

## Thank You for your help!

To those who donated time, energy, materials, money and your expertise, making our fundraisers and programs a success in 2008 ... thank you, thank you, thank you. We could not have done it without each and every one of you!

We especially would like to thank Patricia Franklin-Lindsey, Chemical Bank, Sandy Williams, Flagstar Bank, Melissa Overton, Fifth Third Bank and Charlotte Edwards from Citizens Bank for personally helping with seminars, workshops, foreclosure education etc. and believing in our vision and the clients enough to help us further expand our reach into the communities we serve.

Omia Smith, you are the Best!

We appreciate you for all your labor of love and your four (4) years of service as an officer on the Board of Directors.



Travis Seals



Linda Geiersbach & Cathy Rodammer



Arson Watch - Dow Events Center



Financial Management Workshop

# Upcoming Events

*Call (989) 921-0569 today and register*

*- Seats are limited -*

## **Homebuyers Education Financial Management and Foreclosure Intervention**

### **4 Week Training Session**

#### **Session #1**

January 28 – February 19, 2009

*We offer morning & evening Group Sessions*

**Wednesday Mornings • 10 am – 1 pm or**

**Thursday Evenings • 6 pm – 9 pm**

#### ***YOUR CHOICE!***

- **Learn how to obtain money to buy a home**
- **Learn the importance of budgeting and money management**
- **Learn how to repair your credit**
- **Avoiding scams and much more!**

## **NIP - \$10,000 Grant Funds for Home Repairs**

*Circle of Love CDC will administer  
the grant again this year!!!*

The Neighborhood Impact Program (NIP) provides a Federal Home Loan Bank of Indianapolis (FHLBI) Grant for up to \$10,000 to help low-to-moderate income homeowners with property improvements. The Program will match funds with the homeowner 4:1, not to exceed \$10,000.

#### **For example:**

Grant amount = \$10,000,

Match amount = \$2,500;

Total available for repairs is \$12,500.

*Applications will be available for  
pick-up April 2009*

Grants will be awarded on a first-come, first-approved basis.  
Grant conditional based upon eligibility requirements

## **“The Way We Were in the 70’s”**

### **Fundraising Event!**

**- You must Dress for the occasion -**

#### **Prizes for:**

**Karaoke, Dance and Best dressed contest!**

**lots of fun, food and Excitement!**

**Raffles Tickets will be sold!**

**Date: March 27, 2009**

**Time: 6:00 pm – 12 pm**

**Tickets: \$20**

**Location: To be determined**

We are looking for Volunteers to serve on this committee,  
please contact Iris Burns @ 921-0569





1809 Durand Street  
Saginaw, MI 48602

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SAGINAW, MI  
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### **Foreclosure Counseling**

**WE CAN  
HELP YOU  
SAVE  
YOUR HOME!**

*See page 5 for details!!*

**Are you sick and tired of being sick and tired  
of your financial situation?**

**Over Committed? Too Much Debt? Not Enough Money?**



*— A road map to your financial destiny using principles that govern the universe —*

***Plain & Simple!***

**Put your time  
into purpose ...**

Learn how to free yourself  
from financial hardship  
using our

**Steps, Tips & Tools**  
self-help workbook.

Knowledge gained from  
this simple step by step  
process is priceless.

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call (989) 921-0569**

10% of all proceeds goes directly  
to Circle of Love CDC