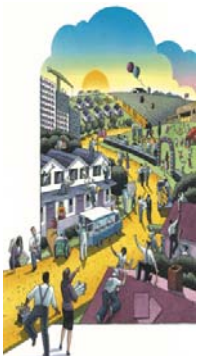


**DON'T LET PREDATORY LENDERS
TAKE YOU FOR A RIDE!**



About NHS

Neighborhood Housing Services of Kansas City, Missouri (NHS), founded in 1974, is a 501(c)(3) not-for-profit community development corporation and mortgage lender. We provide mortgage loan assistance for purchasing a home, purchasing and renovating a home, and for renovating and/or refinancing a home. We also provide debt consolidation loans. Our mortgage loan operation's mission is to be *the* socially responsible alternative to predatory lenders and to help homeowners maximize personal wealth creation.

Kansas City's neighborhoods are plagued by predatory lenders with unscrupulous business practices. Homeowners and homebuyers simply do not need to pay high interest rates and high fees for their home loan financing. NHS intends to drive these predatory lenders out of Kansas City by asking all of our residents to reject such lenders and choose us for their home loan financing needs instead. NHS provides a wide range of credit-counseling and homebuyer education services, and offers several loan products that can meet the financing needs of existing homeowners and first-time homebuyers.

The Difference

Sample Loan	Predatory Lender	NHS
Loan Amount	\$100,000.00	\$100,000.00
Term	30 Years	30 Years
Lender Fees	7.00%	7/8ths of 1.00%
Interest Rate	9.75%	6.30%
Prepayment Penalty	5.00%	0.00%
Monthly Payment (Principal & Interest)	\$860.00	\$619.00
Estimated Homeowner's Equity at the End of 5 Years	-\$8,411.00	\$5,732.00

Neighborhood Housing Services of Kansas City, Inc.

5835 Troost

Kansas City, Missouri 64110

Phone: (816) 822-7703 Fax: (816) 822-7212

www.nhsokcmo.org

Investing in Your Home and in Your Neighborhood

Refinance Your Mortgage, Renovate Your Home, and Save!

We offer a special mortgage loan for refinancing and renovating your home at a very attractive fixed rate. It is called the NHS Smart Loan, and it allows homeowners to:

- Renovate kitchen or bathrooms;
- Replace a roof;
- Upgrade plumbing or electrical systems;
- Renovate porches or add a deck; or
- Complete a comprehensive rehabilitation project.

The sample Smart Loan refinancing with renovation project analysis displayed on the right demonstrates how, in some cases, you can refinance your mortgage, renovate your home, and lower your monthly payment.



Mr. Davis heard that NHS might give him a “good deal” on a home renovation loan so he checked it out.

“I grew up in the city. I love the inner city. I believe in giving back, so by staying here, I give back.”

Erma and Raymond Davis, Sr.

Sample NHS Smart Loan Refinancing with Renovation Project	
Original First Mortgage Loan Amount	\$ 95,000.00
Current Balance of Existing First Mortgage Loan	\$ 85,000.00
Current Monthly Principal and Interest Payments (30-Year Fixed Rate of 11.25%)	\$ 914.13
Proposed Refinancing Amount	\$ 85,000.00
Plus: Renovation Budget	\$ 20,000.00
Plus: Total Estimated Closing Costs	\$ 2,750.00
Total New NHS Mortgage Loan Amount	\$ 107,750.00
New Monthly Principal and Interest Payments (30-Year Fixed Rate of 6.30%)	\$ 663.46
Monthly Savings After Completing \$20,000 of Home Renovation	\$ 250.67

NHS Loan Product Overview

The interest rate on all NHS loans is very competitive, and it is fixed for the entire term of the loan at the time of the closing. There are no prepayment penalties on any NHS loan product. To be eligible, the property must be located within Kansas City, Missouri. These loan products may be used in tandem with other community development assistance programs that may be available in a particular location. NHS originates these home loans and coordinates the closings with either our national affiliate, Neighborhood Housing Services of America, or with a local financial institution via our special NeighborWorks America/MGIC national collaboration *SmartPath* loan products.

Purchase or Purchase with Renovation Loans

NHS offers excellent, fixed-rate home loan products for qualified home buyers. Down payment requirements may be as low as \$500.00. If there is any renovation work needed on the property, these costs are added to the loan, and the work is completed after the closing.

Refinance or Refinance with Renovation Loans

NHS offers excellent, fixed-rate, home loan products for qualified home owners desiring to rehabilitate their home and/or refinance their existing mortgage. The costs of the renovation work are added to the new loan, and the work is completed after the closing.

Refinance with Debt Consolidation Loans

NHS offers excellent, fixed-rate, home loan products for qualified home owners desiring to refinance their home mortgage and consolidate other debts in the process.