



A COMMUNITY DEVELOPMENT CORPORATION

1809 Durand Street • Saginaw, MI 48602
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 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	Chemical Bank
City of Saginaw Block Grant	City of Saginaw HOME
CRA Bankers Forum	Family Independence Agency
FlagStar Bank	HBAS Women's Council
HUD Training & Development	J & B Builders & Remodeling
MSHDA Cities of Promise	MSHDA Links Counseling Network
TBI Construction, Inc.	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	Covenant Hospital	Credit Services of Michigan	Pro-Build
Horizon Heating & Cooling	National City Bank	Patisserie Bakery	

Volunteers

Joan Baker	Deandre Laster	Officer Allen Rabideau	Clarence Gilyard
Linda Geiersbach	Dorran Burns	Sharon Evans	Dante Toussaint
Ruth Bly	Allen Lindsey	Kurt Roby	Bill Giogis(Mikes Wrecker)
Anna Hildalgo	Ellis Burns	Faith Charity Church	Deanna Virciglio
Jeff Bookmeyer	Patricia Franklin-Lindsey	Members Cathy	Bud Currington
James Howard	Ellis Burns jr.	Rodammer	Paul Virciglio
Silas Brazil	Ruby Lyle	John Falls	Dujana Roberts
Lavell Jackson	Shawna Burns	Nina Rosales	Larverne White
Bob Burgess	Choezon McCray	Eddie Fox	Linda Vanderpool
Vanessa Johnson	Otis Dickens	Kenny Ryans	McArthur Whitfield
Barbara Mausolf	Jan McCreery	Alvin Franklin	Melissa Overton
Carla Jordan	Sondra Dickens	Travis Seals	Coryuanna Williams
Jackie Bennett	Norma McLauren	Kanah Franklin	Omia Smith
Mike Kelley	Jeff Dupuis	Annette Smoot	Ellis Williams
Patrick Rokosz	Mary Pitts	Eddie Gamble	Sandy Williams
Karen Lazarro	Charolotte Edwards	Odail Thorns	
Bob Burns	Ivylette Youth Group		

2008 Hall of Homeowners

Shannon Bishop	Brandon Hahn	Cynthia Moten	Monica Smith
Daniel Bueche	Kimberly Iverson	Steven Muylle	Napaporn Sook-Laew
Byran Butterfield	Alnisha Jackson	Aaron Newcomb	Jennifer Stack
Linda Breidinger	Crystal Jackson	Jacob Nolan	Mark Stefeniak
Jeremiah Brooks	Latoya Jackson	Nathan Periard	Mathew Stephan
Amanda Brown	Sarah LaDrig	Barbara Peterson	Scott Stiegemeier
Donald Brown	Shannon LaDrig	Jayne Quinnan	Mary Surian
Tyler Brown	Brian Logghe	Theresa Richmond	Ronald Suszek II
Brenda Clothier	Cherina Lloyd	Shannon Rollin	Trisha Wardin
Shana Collins	Brandi Lutkus	Daniel Ruppel	Megan Welsh
Tamara Crockett	Natasha Martin	Kellie Schafer	Jeffrey Williams
Sarah Enser	Brenda Mitchell	Scott Sexton	Shatara Williams
Catherine Gomez	James Moore	Meghan Smallwood	

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
Total	2,673

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 BANKSM

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
PERMIT NO. 18

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.

**Order today at
circleoflovecdc.org. or
call (989) 921-0569**

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