

HOW TO APPLY

1. Fill out the application and submit it to:
Fairfax Renaissance Housing Corporation (FRHC)
Attn: Tina Gillian
City of Fairfax, City Hall
10455 Armstrong St. Room 207
Include the application fee, payable by check to FRHC:
\$50 for loans \$10,000-\$99,999 / \$100 for loans \$100,000-\$250,000. Please Note: Application fees are nonrefundable.
Approval of project applications will be reviewed on a first come, first served basis and will be **contingent upon the availability of funds.**
2. Application procedure is two-fold. Project applications are first reviewed by the FRHC. Once approved, applicants will be referred to MainStreet Bank for the loan-approval process. Please note applications are not fully approved until approved by the Bank. **(Do not start work until this time! If work starts, your project may be denied)**
3. After the FRHC forwards the project approval request to MainStreet Bank, the applicant will need to provide the bank with appropriate financial information and project plans.
4. During the 24-month term of the no-interest loan, program participants **must provide the FRHC with quarterly project status reports** or risk default.
5. Under this program, during the renovation process, the FRHC has the right to post a sign in the front yard of the property and to inspect/photograph the project property at any time.

FRHC Board of Directors / Counsel MainStreet Bank Representative

Dale Lestina, President
Amanullah Amin, Vice-President
Jim Shipp, Secretary
Doug Ross, Treasurer
Paul Cunningham, Member
Alan Glenn, Member
Chris Johnston, MainStreet Bank
Mariana Quackenbush,
MainStreet Bank
Tina Gillian, Executive Director
John E. Carter, PC General Counsel

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MainStreet Bank
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Fairfax, VA 22030
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mquackenbush@mstreetbank.com



LOAN PROCESS AND PROCEDURES

- 1 FRHC will pay the required monthly interest payments for the two year loan.^(d)
- 2 Once FRHC forwards the approved applicant to MainStreet Bank, a loan officer will be assigned to assist you with your home improvement equity line.
- 3 Loans have a maximum limit of \$250,000 per applicant at an interest rate determined by FRHC and MainStreet Bank.
- 4 MainStreet Bank will require certain financial documents from program participants during the review process. For loan amounts larger than \$99,999, the construction requires periodic monitored draws and inspections. The Bank may use a third-party inspection company to monitor and inspect if the loan is for greater than \$100,000.
- 5 Liens will be placed on the property securing FRHC and MainStreet Bank.
- 6 If a second deed of trust currently exists on the property, it must be paid in full or refinanced into the first trust/mortgage before the FRHC loan can be closed.
- 7 The principal is due at the end of 24-months, after which the homeowner may either pay off the loan or make application to refinance into a conventional home equity loan or line of credit with MainStreet Bank or another financial institution.
- 8 The loan proceeds are restricted to approved residential improvements only.
- 9 Loan proceeds may not be used to pay off or pay down other loans or existing debt.
- 10 MainStreet Bank pays closing costs and inspection fees on behalf of the borrower.



The City of Fairfax Renaissance Housing Corporation is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, please call **703-385-2494 (TTY 711)**.

IN PARTNERSHIP WITH



THE RENAISSANCE PROGRAM

The City of Fairfax Renaissance Housing Corporation (FRHC), a nonprofit organization, and Fairfax City-based MainStreet Bank have partnered to offer a unique home improvement program exclusively for residents of the City of Fairfax. **The FRHC is committed to providing City of Fairfax homeowners an attractive opportunity to upgrade their homes** and to improve the quality of residential neighborhoods in the city. If you live in an older home (home is at least 10 years old) and you are thinking of home improvements, including upgrades for energy efficiency, consider participating in the Neighborhood Renaissance Loan Program. The FRHC, in conjunction with Main Street Bank, will make available home improvement loans from \$10,000 - \$250,000 with no interest paid by the borrower for the first two years. Interest on the loan would be paid by the FRHC during the 24-month term.^(d)



Example of a Home Improvement Loan Through FRHC



***For a loan of \$150,000 APR** (annual percentage rate) under this program, during the 24-month term is 7.125% as of 7/01/19 and subject to change. Typically, the effective 0.00% APR to the borrower assumes the total of interest and finance charges are paid on behalf of the borrower and that the borrower has met all conditions of the program requirements, the borrower's interest payments have been made by FRHC, and that the bank has paid closing costs estimated at \$595.

PROGRAM GUIDELINES

1. Only City of Fairfax residents are eligible.^(a)^(d)
2. The home must be a single-family detached house, townhouse, duplex or condominium. It must be owner-occupied and only the homeowner may apply.
3. The home must be at least 10 years old.
4. You may submit only one application per home.^(b)
5. Homes with an assessed tax value of \$750,000 or more are ineligible.^(b)
6. The home must exhibit one or more of, but not limited to, the following conditions: exterior or interior deterioration, functional obsolescence or lack of amenities found in today's new homes (such as master bedroom suites, two-car garages, etc.).
7. All required paperwork and/or permits must be applied for and be approved by your homeowners and/or condominium association (if applicable), the City of Fairfax, and the FRHC.
8. Improvements must be completed within 18 months of the loan closing date in order to avoid an interest reimbursement to FRHC.^(b) ^(c)
9. Completion requires inspection by the FRHC and final inspection/permits passed by the City of Fairfax building officials (if required).^(b) ^(c)
10. You may be required to spend up to 25% of the loan proceeds on exterior improvements, such as the entryway, walkway, or landscape at the front or sides of your home.^(b)

11. The home must remain owner-occupied and cannot be sold or rented for at least 24 months after the loan closing date in order to avoid an interest reimbursement to the FRHC.^(b) ^(c)
12. If the loan is \$100,000 or more, the project will be required to have a licensed general contractor; homeowner may not pull permits in his or her own name.
13. Both the project and the loan must be approved before any work may start **(Do not start work until this time! If work starts your project may be denied).**
14. The loan amount may not be increased after its bank closing date.

- a. Prospective City of Fairfax homeowners with contracts to purchase are also eligible to apply.
- b. May be waived at the discretion of the FRHC Board of Directors.
- c. The interest reimbursement will be equal to the amount of interest paid by the FRHC on the loan for the period that the loan was in place.
- d. Assumes borrower has met all conditions of the FRHC Program.

RENAISSANCE HOUSING In action



Susan and Terry Olenchuk

Mosby Woods homeowners Terry and Susan Olenchuk loved their house, but there was one problem: It no longer fit their lifestyle. "We didn't want to leave Fairfax City," says Susan. "We love it here. We have wonderful neighbors. The city services are awesome, and we love the Old Town area and all of the restaurants." Plus, they appreciate the city's accessibility to I-66 and Metro.

The Olenchuks used a Renaissance Housing loan to transform the exterior of their home by widening and elongating their driveway, adding a garage, building a front porch and creating a covered back patio for entertaining. The interior change was just as dramatic, as the couple added a second floor to their split-level. "Our four existing bedrooms were pretty small," says Terry. "So, we added a master-bedroom suite with a walk-in closet and a bigger bathroom with separate vanities. We converted two bedrooms into an office for Susan and a music room for me."

Susan is quick to note that the program application process was easy. "Everyone with the city and Main Street Bank was so helpful," she says. For those who aren't certain if they're ready to take the plunge, Susan adds, "Call the people coordinating the program with the city; they're very knowledgeable and will walk you through the process."