

WELCOME TO ICCF!

The Inner City Christian Federation (ICCF) is a non-profit housing counseling agency and a non-profit housing developer. Our goal in working with you is to help you make the best decision about your finances, housing and mortgage lending needs.

In addition to our counseling services, ICCF offers a Lease Purchase and Neighborhood Stabilization Program where houses are built or rehabbed and offered to families for sale or lease with option to purchase, depending on the program requirements.

ICCF owns a for-profit mortgage company ~ Providence Home Mortgage. This company is one of many mortgage lenders in Grand Rapids. Profits from Providence come back to ICCF to support the work we do with families in our programs. You may hear about Providence mortgage products during discussions about the services we provide.

As a housing counseling client you are not obligated to receive, purchase or utilize any other service offered by this organization or its exclusive partners. You have the right to work with any mortgage company, to apply for any housing program or to use any mortgage product that you choose. We encourage you to shop around for the best program or product that fits your circumstances.

Other mortgage companies include:

Macatawa Bank
126 Ottawa Ave
616-235-7000

Chemical Bank
2185 3-Mile Rd. NW
616-785-3400

Fifth Third Mortgage
1850 East Paris SE
616-653-9621

Citizens Bank
1441 Arboretum Dr SE
616-285-3930

You also have the right to seek HUD approved counseling services at other agencies. Other agencies in the Grand Rapids area include:

Lighthouse Communities
Home Repair Services

1422 Madison Ave SE
1100 S Division Ave

616-451-9140
616-241-2601

You have the freedom to choose.

Your signature below indicates you have read and understand these statements.

Signature

Date

Printed Name

Signature

Date

Printed Name

PLEASE SEE PAGE TWO OF THIS DOCUMENT



ICCF has exclusive partnerships; you have the right to be informed of these partnerships. Following is a chart of the partnerships in which ICCF is involved:

Organization or Subsidiary Company	Description of Partnership
Housing Capital Revolving Fund	Housing Capital Revolving Fund (HCRF). The HCRF is an internal pool of working capital created by ICCF for the purpose of financing construction activities.
Pillars Management	Pillars Management, Inc. (Pillars) is a corporation that was established to hold and distribute funds received through a capital campaign conducted by ICCF in 2004-2005. Funds from this capital campaign were used for the historic restoration of ICCF's current administrative and program offices at 920 Cherry St. SE, Grand Rapids, MI.
Local Initiative Support Corporation	LISC is a national financial intermediary and has historically provided small capital grants or loans to ICCF for the production of affordable housing. In addition, LISC provided funds for the second mortgage portion of the HomeStart Mortgage Program.
HomeStart Mortgage Program	The HomeStart mortgage program was a shared risk loan pool created by ICCF in partnership with nine (9) local lenders. HomeStart was in operation from 1998-2004. HomeStart is no longer active and thus no referrals are made from ICCF's Housing Counseling program
ICCF-NPH	The ICCF Nonprofit Housing Corporation (ICCF-NPH) is a subsidiary of the parent corporation, ICCF. All real estate development activities are conducted through ICCF-NPH including the development of affordable rental and ownership units.
Carmody Apartments	Carmody (also known previously as Madison Apartments) is a multi-unit rental development consisting of nineteen (19) 1, 2, and 3 bedroom units. ICCF has owned and operated Carmody since 1990. Applications for these apartments are available thru ICCF's Real Estate Development and Management division.
Pleasant Prospect Homes I & II	PPH consists of two rental developments constructed in 1992 (PPH 1) and 1995-96 (PPH 2). Construction of the units was financed in part with Low Income Housing Tax Credits (LIHTC). Applications for these apartments are available thru ICCF's Real Estate Development and Management division.
ICCF Home Ownership Programs Lease/Purchase and NSP	ICCF is a licensed residential builder and either reconstructs or newly constructs single family homes for sale to income qualified buyers. Historically these homes were sold through a Lease/Purchase model; however, with conditions in the real estate market this approach is available only on a limited basis. Most ICCF homes are sold outright to qualified buyers and all buyers are able to request a lease option. Leases are available only when a funder allows delay in payments for construction financing.