

HOMEOWNER EXPECTATIONS AND WHAT TO EXPECT FROM THE HOME REPAIR AND ACCESSIBILITY PROGRAM (HRAP)

THINGS PROPERTY OWNERS DO IN THE PROGRAM

This program will provide you with assistance during the housing rehabilitation process, but as property owner, you are responsible for making choices and for conducting the work listed below:

1. You should help the Program Administrator inspect the house and point out problems.
2. You need to allow access to your property for viewing by the Program Administrator and by contractors for bidding purposes.
3. You must sign the Owner Agreement with the Program Administrator, which includes the Construction Contract between you and the contractor.
4. You will be responsible for providing access to your property for the contractor to perform the requirements of the Rehabilitation Contract during normal business hours.
5. You will approve payments to the contractor(s).
6. You will inspect and approve the work performed by contractors.
7. You will work with contractors to settle disagreements during the job.
8. You will contact the contractor to ask them to correct problems covered by the contractor warranty during the warranty period following completion of the work.
9. You will be required to sign legal documents related to the financial assistance you receive.
10. A Power of Attorney (POA) may be used if a co-borrower is unfit to sign off on program forms due to extenuating circumstances (Incapacitation, military service, etc.). The attorney-in-fact must have specific authority to encumber the property.