

Energy-efficient mortgage

Written by Donna Miller, owner of NW Indiana Mortgage, Valparaiso.

Energy Programs Consortium's, EPC, is the new energy-efficient mortgage initiative. The initiative was endorsed in December 2006 by the National Association of State Energy Officials' Board. EPC is designing a streamlined financial product to reduce paperwork for the mortgage lender and the borrowing consumer. Such streamlining will reduce the costs of the mortgage product. This product will allow families to borrow additional amounts to pay for cost-effective energy efficiency improvements. The programs are offered by FHA, VA, Freddie Mac and Fannie Mae and are available with specified lenders.

Many families are burdened with a combination of high interest rate mortgages and high energy costs. Homeowners who qualify for most refinancing may voluntarily roll 100 percent of the cost of home energy improvements into their mortgages. These energy improvements can be funded without reducing the cash you may be taking out of the home's equity. The new energy efficiency loan product may allow energy cost savings for efficiency to be combined with lower mortgage interest rates to reduce monthly mortgage payments. This product is also designed to offer families an alternative to inappropriate sub-prime loans.

There are many products on the market

today to help you make your home energy-efficient when refinancing or purchasing. Homes that earn the Energy Star must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. Energy Star qualified homes are at least 15 percent more energy-efficient and include additional energy-saving features that typically make them 20 to 30 percent more efficient than standard homes.

The best way to determine the energy-efficiency of your home is with a Home Energy Rating System report from an accredited provider. These specially-trained providers operate much like a home inspector

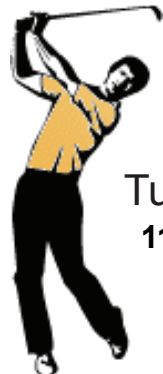
and will evaluate how your home uses energy. Generally, energy improvements must meet two certain guidelines to qualify. First, you must save more in your monthly energy bills than your monthly mortgage payment will increase, creating a positive cash flow. Second, the costs of the improvement must be within the guidelines for the type of loan you are using. This is typically done by a percentage of the home's assessed value before the energy improvements are made.

Through Energy Star, builders and as-



sociates can differentiate themselves in the market. New and existing homes that qualify as Energy Star provide greater comfort and durability for home buyers. In addition, Energy Star qualified homes help protect the environment by reducing the greenhouse gas emissions associated with global warming. By considering your options, you can increase the comfort, safety and efficiency of your home without putting undue stress on yourself or the environment. The Energy-Efficient Mortgage product should go hand-in-hand with all your renovation and building choices.

IBA's 2008 Golf Outing



Tuesday, June 17, 2008
11:00 Registration & Lunch
1:00 Shotgun Start
5:00 Dinner & Awards



NEW LOCATION!
Cherry Hill Golf Club
 (donated by Roger & Herb Delagrange)
 6615 Wheelock Rd.
 Fort Wayne, IN

Networking...

Prizes...

Rated #1 by Fort Wayne Magazine
"Only Four Star Public Golf Course in Fort Wayne!"



Fun!

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MARVIN
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Proceeds benefit the IBA and the NAHB Build-PAC.

IBA's 2008 Golf Outing Sponsors

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Marvin Windows

Contest Sponsors

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Indiana Builders Association

Rick Wajda, IBA CEO

Cindy Bussell, IBA COO

For more information about sponsorship opportunities call (800)377-6334.

Golfer Registration

(includes green fees, cart rental, refreshments, lunch, favors, dinner, & awards)

- ___ \$600 foursome
- ___ \$60 (includes strings / skins / door prize ticket for team)
- ___ \$150 one golfer
- ___ \$10 (includes string and door prize ticket)

Players _____

Team/Company _____

Contact Name _____

Address _____

City, State, Zip _____

Phone _____ FAX _____

All golf registrations on a first-come, first-served basis, and only guaranteed with payment.

NAHB Build-PAC Clubs

(Contributions to NAHB Build-PAC Clubs must be **personal funds** & include recognition and signage at the event, recognition in IBA's newspaper, and admittance to the dinner.)

- Capitol Club ___ \$5,000 Annually
- Platinum Club ___ \$2,500 Annually
- Gold Key ___ \$1,000 Annually
- Dollar-A-Day ___ \$365 Annually
- The Hundreds Club ___ \$100 ___ \$ ___ Other
- Indiana's Champions Club ___ \$20 ___ \$ ___ Other



Hotel Accommodations: Marriott Fort Wayne, 305 East Washington Center Road, Fort Wayne, IN 46825.
 \$129 plus tax per night
 (260) 484-0411 - Call and say you are with the Indiana Builders Assoc.

Tournament Sponsors

(Sponsors receive recognition and signage at the event, recognition in IBA's newspaper, lunch, and admittance to the dinner. Does not include golf.)

- ___ Lunch Sponsor \$1000
- ___ Dinner Sponsor \$1000
- ___ Longest Drive Sponsor \$500
- Sold** ___ Putting Contest Sponsor \$500
- ___ Beverage Cart Sponsor \$300
- ___ Hole Sponsor \$250
- ___ Closest-to-the-Hole Sponsor \$250 (4 available)
- ___ Cart Item Sponsor \$150
- ___ Door Prize Sponsor
- ___ Hole-in-One Contest Sponsor



Payment Options

Corporate checks make payable to **IBA**.

Personal checks make payable to **NAHB Build-PAC**.

___ Enclosed is my corporate check made payable to IBA.

___ Enclosed is my personal or non-corporate check made payable to NAHB Build-PAC.

___ Please charge my credit card for \$ _____. (circle one)

___ Personal - VISA MasterCard American Express

___ Corporate - VISA MasterCard

Card Number: _____ Exp: _____

Signature: _____

No refunds for inclement weather. 50% cancellation fee. No refunds within 10 days of event.

Please complete & return to: Indiana Builders Association, P.O. Box 44670, Indianapolis, IN 46244

Questions? Call Heather at (800) 377-6334 * (317) 236-6334*
 FAX (317) 236-6342 * Heather@BuildIndiana.org

