

Native American Housing Programs

Indian Home Loan Guarantee Program, Housing and Urban Development Office of Native American Programs

The Section 184 Indian Home Loan Guarantee Program is a home mortgage specifically designed for American Indian and Alaska Native families, Alaska Villages, Tribes, or Tribally Designated Housing Entities. Section 184 loans can be used, both on and off native lands, for new construction, rehabilitation, purchase of an existing home, or refinance.

Because of the unique status of Indian lands being held in Trust, Native American homeownership has historically been an underserved market. Working with an expanding network of private sector and tribal partners, the Section 184 Program endeavors to increase access to capital for Native Americans and provide private funding opportunities for tribal housing agencies with the Section 184 Program.

To help increase Native access to financing, the Office of Loan Guarantee within HUD's Office of Native American Programs, guarantees the Section 184 home mortgage loans made to Native Borrowers. By guaranteeing these loans 100%, we encourage Lenders to serve the Native Communities. This increases the marketability and value of the Native assets and strengthens the financial standing of Native Communities.

Section 184 is synonymous with home ownership in Indian Country. As of 2010, the Section 184 program has guaranteed over 12,000 loans (almost \$2 billion dollars in guaranteed funds) to individuals, Tribes, and TDHEs.

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Real Estate Contracts and State-Approved Forms

Real estate brokers are required to use Commission approved contracts and forms as appropriate to a transaction or circumstance.

If a real estate broker is a party to a transaction (e.g., listing contract, or a purchase and sale contract and broker is acting as a principal), such broker may engage counsel to prepare a form for the transaction so long as the form conspicuously states the form is not a Commission-approved form. If a real estate broker uses an attorney-prepared form as provided in Rule F-7, such broker shall continue to be responsible to make all required disclosures to all parties under applicable laws, rules and regulations governing real estate brokers. Other forms used by a broker shall not be prepared by a broker, unless otherwise permitted by law.

Important: Mortgages, real estate commissions and closing costs arrangements are negotiable. Exclusive Listing Contracts are generally not advisable.

Indian Assistance Programs:

Types of Real Estate Forms:

Listing Contracts

- Exclusive Right to Sell
- Exclusive Right to Buy
- Exclusive Right to Lease Listing Contract
- Exclusive Tenant Contract

Sales Contracts

- Contract to Buy and Sell Real Estate (Residential) (Commercial) (Land)
(Colorado Foreclosure Protection Act)

Addenda to Contracts

Disclosure Documents

- Seller's Property Disclosure

Notice of Documents

Counterproposal

Agreements to Amend/Extend Contract

Closings

- Closing Instructions
- Closing Statement

Deeds of Trust

Promissory Notes

Optional Forms