Home Improvement Program (HIPP) Application

Thank you for your interest in applying for the East Grand Forks Home Improvement Program. We look forward to working with you on a project that will improve your home and help to enhance the neighborhood in which you live.

ELIGIBLE IMPROVEMENT COSTS

Funds may be used to address code and structural corrections, energy improvements, and general property improvements. Loans are available to finance new improvements not yet under construction, and if there are code corrections identified during the inspection, they must be addressed as part of the project.

APPLICANTS

Loan applicant must be the owner-occupant of the home and meet Gate City Bank's credit standards for repayment of the improvement loan.

PROPERTY REQUIREMENTS:

☐ Located within the City of East Grand Forks Municipal Boundaries.
☐ Zoned for residential use.
☐ Outside of 100-year floodplain
☐ Current assessed property value less than $400,000
☐ Owner-occupied single family attached or detached. units
☐ Current on property taxes and special assessments

INELIGIBLE PROPERTY TYPES

- Duplex
- Condo
- Mobile Home
- 3-Plex
- Rental Property*

*unless being converted from rental to single-family, owner-occupied housing

LOAN TERMS

- Repayment options of 10 or 15 years with an APR as low as 4.49%**
- Minimum loan $10,000/Maximum loan $100,000
- Maximum loan-to-value 90%
- Property owner responsible for closing costs & customary fees (including possible appraisal fees if required)

*** Terms and conditions may apply. A $50,000 home equity loan at 4.49% interest rate for 120 monthly payments of $517.95 will have a 4.49% annual percentage rate.*

Project to be completed within 12 months of loan closing. First payment due within 45 days from loan closing.

PROJECT MUST INCLUDE AT LEAST ONE:

☐ Foundation work (drain tile, bracing)
☐ Siding, roofing, windows, or other major exterior upgrades

- Garages must meet zoning code requirements for allowable square footage. Projects requiring variance requests for larger square footage will be ineligible.

☐ Addition of bedroom or new living space

- Must meet the zoning requirements for allowable performance standards (i.e., setbacks, impervious coverage, square footage)

☐ Major interior remodeling (i.e., kitchen remodel, bathroom remodel)
☐ Replacement of major mechanical systems (furnace, electrical system, plumbing)
☐ Convert rental unit to owner-occupied.
☐ Radon Mitigation

QUESTIONS on Property, Contractor, or Renovation Items?

Call or E-mail City of East Grand Forks Economic Development
Phone: 218.399.3252 Email: mbrockling@egf.mn

QUESTIONS on Loan Processing/Appraisals?

Call or E-mail Vicky Geller (NMLS #766573) at Gate City Bank
Phone: 701.792.2661
Email: VickyGeller@gatecity.bank

PLEASE SUBMIT YOUR COMPLETED APPLICATION TO:

City of East Grand Forks
Attn: Maggie Brockling – Economic Development Director
600 DeMers Avenue NW
East Grand Forks, MN 56721
Email: mbrockling@egf.mn
Phone: 218.399.3252

APPLICATION REQUIREMENTS:

IMPORTANT: At the time of application, you will be required to obtain any relevant building permits and pay any associated fees for the work through the Economic Development Department. If the loan application is denied through Gate City Bank, you have the option to seek a refund on your permit application through the City of East Grand Forks. After the work is completed, please contact Planning at 218.773.8939 to schedule your final inspection to close out your permit.

REPAYMENT OPTION APPLICANT IS INTERESTED IN
(check one box below):
☐ 10-Year ☐ 15-Year

APPLICATION DEADLINE
The deadline to apply for the 2026 HIP Program is **October 31, 2026**.

SECTION A: General Information

Name - Applicant 1		Daytime Phone with Area Code	
Name - Applicant 2		Daytime Phone with Area Code	
Address			
E-mail – Applicant 1			
E-mail – Applicant 2			
Estimated Amount Requested			

SECTION B: Property Information

What type of work are you interested in completing? Check (✓) and describe below.	
Types of Work	**Describe Work**
☐ Electrical	
☐ Plumbing	
☐ Heating/Cooling	
☐ Foundation/Basement	
☐ Roof	
☐ Windows/Doors	
☐ Siding	
☐ Garage	
☐ Addition	
☐ Kitchen Remodel	
☐ Bath Remodel	
☐ Interior Finishes	
☐ Accessibility	
☐ Landscaping/Deck	
☐ Convert from Rental	
☐ Other	

SECTION C: Additional Property Information

<table>
<tr><td colspan="1">How many bedrooms, above grade, are in your house?</td><td colspan="2">How many bedrooms, below grade with egress, are in your house?</td></tr>
<tr><td>How many bathrooms:
Full _______ 3/4 bath _______ 1/2 bath _______</td><td>Total square footage?</td><td>Estimated current market value:
$___________________________</td></tr>
<tr><td>What type of heating system is in your home? (circle one)
Gas Electric Other ___________</td><td colspan="2">Cooling system? (circle one)
Central Air Wall Air Other ____________</td></tr>
<tr><td>Basement finished, partially finished, or not finished? (if partial, please note what percentage is finished)</td><td colspan="2">Homeowner's Insurance Company: _________________________
Agent's Name: ________________ Agent's Phone: ____________</td></tr>
<tr><td colspan="3">Please describe any existing, notable interior features or upgrades to your home (e.g., fireplace, sauna, hot tub, sunroom, bar, patio, deck, fence, home theatre, full kitchen/bathroom remodels, stone countertops, finished basement):</td></tr>
</table>

Amount Applicant would like to borrow: $ _______________

Completed applications will be forwarded to Gate City Bank for loan review and the loan decision will be provided by Gate City Bank. Credit Decision and Approval is completed by Gate City Bank, City of East Grand Forks has no involvement in the final decision for the loan. Completion date of project to be within 9 months of loan closing. All bids and estimates for the projects are to be provided to Gate City Bank at the time of application. Gate City Bank may ask for other documentation when underwriting the loan.

All information furnished is for confidential use of the City of East Grand Forks or Gate City Bank. Under Minnesota Law, it is a crime to use false or misleading information in this application in order to qualify for a loan.

Signatures: I certify that everything I have stated in this application and on any attachments is correct. You may keep this application whether or not it is approved. I authorize you to check my credit and employment history and to answer questions others may ask about my credit with you. I understand that I must update credit information at your request if my financial situation changes.

____ ____

Signature **Date** **Signature** **Date**