

**INSTRUCTIONS:** Provide a copy of this information to all Borrowers.

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### Homeowner Information

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#### **Citizens Guide to Home Building and Remodeling**

Improving your home can be a satisfying experience. However, expenses can run high and unforeseen problems can arise if you are not prepared. The Attorney General's Consumer Division provides a brochure entitled Citizens Guide to Home Building and Remodeling. We suggest you obtain a copy of this brochure by calling (651) 296-3353 or (800) 657-3787 or view it on the Attorney General's web site: [www.ag.state.mn.us/consumer/housing](http://www.ag.state.mn.us/consumer/housing).

This brochure contains valuable information regarding:

- Choosing a Contractor
- Investigating a Contractor
- Obtaining Bids
- What should be included in a Contract
- Warranties
- Paying the Contractor

#### **About the Contractor Warranty**

The Contractor Warranty is between you and your contractor. Minnesota Housing is not party to the warranty. If you have any problems with the contractor, consult an attorney, a legal aid society, your city or county complaint department, or the Consumer Protection Division of the Minnesota Office of the Attorney General.

It is very important that the contractor(s) sign this warranty as it provides you with a number of important protections. By signing the warranty, the contractor states:

- You will be protected from lawsuits if a worker is injured on the job.
- He will provide lien waivers before being paid. (This assures you will not have liens placed on your property if a contractor or representative fails to pay the bills incurred with your contract.)
- The necessary permits will be obtained and all local building codes will be complied with.
- Any defects in workmanship and materials will be warranted for two years from the date of completion of the improvement(s).