

2018 AFFORDABLE HOUSING PROGRAM HOMEOWNER ASSISTANCE PRODUCTS



	First-time Homebuyer	Community Partners	Foreclosure Recovery	Community Rebuild and Restore
Eligible Use of Funds	Down-payment, closing-cost, and principal reduction assistance for the purchase or purchase/rehabilitation of an existing unit	Down-payment, closing-cost, and principal reduction assistance for the purchase or purchase/rehabilitation of an existing unit	Down-payment, closing-cost, and principal reduction assistance for the purchase or purchase/rehabilitation of an existing unit from an FHLBank Atlanta member's REO portfolio	Rehabilitation of an existing owner-occupied home located in "Major Disaster Declaration" areas as designated by FEMA. Funds can be used to correct deficiencies, resulting from the identified disaster, that impact the habitability of the property not associated with repairs covered under an insurance claim
Maximum Subsidy	\$5,000	\$7,500	\$15,000	\$10,000
Matching Subsidy Ratio	4 to 1	4 to 1	4 to 1	None
Borrower Minimum Contribution	\$1,000	\$1,000	\$1,000	None
Eligible Properties	<ul style="list-style-type: none"> Owner-occupied 1-4 family properties Townhouses, condos Foreclosed properties Cooperatives Manufactured Housing New construction (within 45 days of closing) Purchase of existing unit Occupy home as principal place of residence 	<ul style="list-style-type: none"> Owner-occupied 1-4 family properties Townhouses, condos Foreclosed properties Cooperatives Manufactured Housing New construction (within 45 days of closing) Purchase of existing unit Occupy home as principal place of residence 	<ul style="list-style-type: none"> Owner-occupied 1-4 family properties Townhouses, condos Foreclosed properties Cooperatives Manufactured Housing Purchase of existing unit Occupy home as principal place of residence 	<ul style="list-style-type: none"> Owner-occupied 1-4 family properties Townhouses, condos Cooperatives Manufactured Housing Occupy home as principal place of residence Funding is available for owner-occupied homes located within the United States and its territories "Major Disaster Declaration" area designated by FEMA no more than 24 months before application submission date
Eligible Borrowers	Funds may only be made available to a "first-time homebuyer," as such term is defined by HUD HOC reference guide chapter 3, expanded to include recovering victims of catastrophic loss or natural disasters	Current or retired law enforcement officers, educators, firefighters, health care workers, and other first responders who are first-time homebuyers or non-first-time homebuyers	First-time homebuyers or non-first-time homebuyers	Homeowner must have at least 30 days current ownership by life estate or full interest in the fee title and have ownership of the subject property at the time of the "Major Disaster Declaration"

Other eligibility requirements:

- Retention Period: 5 years
- Income eligibility: <= 80% of the county area median income or the state median family income, adjusted for family size as published by HUD, whichever is higher
- AHP homeowner assistance products are available within the United States and its territories through FHLBank Atlanta shareholders
- This document is not a complete description of requirements for these products. For a comprehensive listing of requirements, refer to FHLBank Atlanta's Affordable Housing Program Implementation Plan, available on www.fhlbatl.com
- The Bank also offers the Structured Partnership Product, which provides funds for eligible home purchases and rehabilitation and helps connect shareholders with local governments, HFAs, and other business drivers in their community

	Veterans Purchase Product	Returning Veterans Purchase Product	Veterans Rehabilitation Product	Returning Veterans Rehabilitation Product
Eligible Use of Funds	Down-payment, closing-cost, and principal reduction assistance for the purchase or purchase/rehabilitation of an existing unit	Down-payment, closing-cost, and principal reduction assistance for the purchase or purchase/rehabilitation of an existing unit	Rehabilitation of an existing owner-occupied unit Qualified improvements include: exterior doors, heating, ventilation and air conditioning systems, insulation, roof, windows, low-flow plumbing fixtures, exterior ramp, sidewalk, or driveway, handicapped bathrooms, including sink, toilet, shower, grab bars, and vanities, kitchen cabinets and sink, coverings	Rehabilitation of an existing owner-occupied unit Qualified improvements include: exterior doors, heating, ventilation and air conditioning systems, insulation, roof, windows, low-flow plumbing fixtures, exterior ramp, sidewalk, or driveway, handicapped bathrooms, including sink, toilet, shower, grab bars, and vanities, kitchen cabinets and sink, coverings
Maximum Subsidy	\$7,500	\$10,000	\$12,500	\$15,000
Eligible Properties	<ul style="list-style-type: none"> • Owner-occupied 1-4 family properties • Townhouses, condos • Foreclosed properties • Cooperatives • Manufactured Housing • New construction (within 45 days of closing) • Purchase of existing unit • Occupy home as principal place of residence 	<ul style="list-style-type: none"> • Owner-occupied 1-4 family properties • Townhouses, condos • Foreclosed properties • Cooperatives • Manufactured Housing • New construction (within 45 days of closing) • Purchase of existing unit • Occupy home as principal place of residence 	<ul style="list-style-type: none"> • Owner-occupied 1-4 family properties • Townhouses, condos • Foreclosed properties • Cooperatives • Manufactured Housing • Purchase of existing unit • Occupy home as principal place of residence 	<ul style="list-style-type: none"> • Owner-occupied 1-4 family properties • Townhouses, condos • Foreclosed properties • Cooperatives • Manufactured Housing • Purchase of existing unit • Occupy home as principal place of residence
Eligible Borrowers	First-time or non-first-time veteran homebuyers that are currently serving or have served in any branch of the U.S. military, their spouses, or their surviving spouses	First-time or non-first-time veteran homebuyers that are currently serving or have served in an overseas military intervention for any branch of the U.S. military, their spouses, or their surviving spouses	Veteran homeowners that are currently serving or have served in any branch of the U.S. military, their spouses, or their surviving spouses Homeowner must have at least 30 days current ownership by life estate or full interest in the fee title	Veteran homeowners that are currently serving or have served in an overseas military intervention for any branch of the U.S. military, their spouses, or their surviving spouses Homeowner must have at least 30 days current ownership by life estate or full interest in the fee title

Other eligibility requirements:

- Retention Period: 5 years
- There are no required borrower contributions for the Veterans Products
- Income eligibility: <= 80% of the county area median income or the state median family income, adjusted for family size as published by HUD, whichever is higher
- Veterans Products are available within the United States and its territories through FHLBank Atlanta shareholders
- National Guard Reservists are eligible for Veterans Products if they have served in active duty or performed services in active duty or were injured in active duty
- This document is not a complete description of requirements for these products. For a comprehensive listing of requirements, refer to FHLBank Atlanta's Affordable Housing Program Implementation Plan, available on www.fhlbatl.com