

2020 AFFORDABLE HOUSING PROGRAM HOMEOWNER ASSISTANCE PRODUCTS



	First-time Homebuyer	Community Partners	Foreclosure Recovery
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, other first responders, and health care workers who are first-time homebuyers or non-first-time homebuyers	First-time homebuyers or non-first-time homebuyers
Maximum Subsidy	\$5,000	\$7,500	\$15,000
Borrower Minimum Contribution	\$1,000	\$1,000	\$1,000
Eligible Use of Funds	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit from an FHLBank Atlanta member’s REO portfolio
Eligible Properties	Owner-occupied 1-4 family properties, including manufactured housing	Owner-occupied 1-4 family properties, including manufactured housing	Foreclosed owner-occupied 1-4 properties, including manufactured housing

	Veterans Purchase	Returning Veterans Purchase	Community Rebuild and Restore
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. National Guard Reservists are eligible if they have served in active duty or performed services in active duty or were injured in active duty	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. National Guard Reservists are eligible if they have served in active duty or performed services in active duty or were injured in active duty	Homeowner must have at least 30 days current ownership by life estate, surface rights, leasehold estate, or full interest in the fee title and have ownership of the subject property at the time of the "Major Disaster Declaration" by FEMA
Maximum Subsidy	\$7,500	\$10,000	\$10,000
Borrower Minimum Contribution	\$0	\$0	\$0
Eligible Use of Funds	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit	Down payment, closing costs, and principal reduction for the purchase or purchase/rehabilitation of an existing unit	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
Eligible Properties	Owner-occupied 1-4 family properties, including manufactured housing	Owner-occupied 1-4 family properties, including manufactured housing	Owner-occupied 1-4 family properties, including manufactured housing

Other eligibility requirements for AHP homeowner assistance products:

- Retention Period: 5 years for all purchase products. There is no retention period for the Community Rebuild and Restore Product
- 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