**PARTICIPATION AGREEMENT**

*Atlanta Neighborhood Development Partnership, Inc. Affordable Housing Purchase Programs*

(Insert Lender Bank Name) (Participant) agrees to participate as an approved lender in the affordable housing purchase programs of Atlanta Neighborhood Development Partnership, Inc. (ANDP).

**Programs**

In its mission to create and preserve affordable housing throughout the greater metropolitan Atlanta region, ANDP participates in a number of federal/state funded programs and creates unique partnerships to offer additional homeownership opportunities. Available programs, as of the date of this participation agreement, are outlined at www.andphomes.org/dpa.

**Roles & Responsibilities - ANDP**

ANDP agrees to provide homeownership opportunities for low- and low-to-moderate income households who earn less than 120% of Area Median Income. All homes are newly rehabbed and move-in ready.

Where possible, ANDP participates in federal programs that include homebuyer assistance (down payment and closing costs) for qualified candidates. For programs that do not include homebuyer assistance, ANDP and its agents make every effort to educate the homebuyer on other sources of assistance.

ANDP agrees to work with trained real estate professionals and homebuyer counseling agencies to: identify qualified homebuyers; ensure homebuyer participation in required education courses; and ensure homebuyer compliance with income limits and all other program requirements.

ANDP and/or its jurisdictional partners in federal programs require recapture of homebuyer assistance if program requirements are not met. This recapture typically comes in the form of a deed restriction through a zero percent second mortgage (also known as a ‘silent second’ or ‘soft second’ mortgage). All required documents will be provided by ANDP.

**Roles & Responsibilities - Participant**

Participant agrees to provide access to 15- or 30-year fixed rate first mortgage capital for homebuyers that meet ANDP and participant requirements.

Participant agrees to ANDP/jurisdiction use of Zero Percent Second Mortgage.

Atlanta Neighborhood Development Partnership, Inc. (Replace with Lender Bank Name)

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Signature Date Signature Date

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