



Atlanta Neighborhood Development Partnership *Neighborhood Stabilization Program*

City of Atlanta

About The Program

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have been severely impacted by foreclosures and abandonment.

Program Structure

The Atlanta NSP Down payment Assistance Program provides funding to eligible homebuyers for purchase of a previously foreclosed property owned by ANDP. Funding will be used for all or a portion of closing cost, down payment and principal reduction associated with the purchase of a home.

Who Qualifies?

The City of Atlanta NSP Program is open to anyone that qualifies for a mortgage with an approved lender and also meets program qualifications for the soft second mortgage. Households can earn up to 120% of Area Median Income (AMI) or up to \$99,800 based on household size.

Household Size	Maximum Income Limits
1	\$57,480
2	\$65,640
3	\$73,800
4	\$81,960
5	\$88,560
6	\$95,160

Amount of Assistance Available

Qualified buyers can receive up to \$20,000 in financial assistance through the Atlanta NSP program.

PRICE	0-50% AMI	51-80% AMI	81-120% AMI
\$100K or less	10%	5%	\$3,000
\$100,001-\$140k	15%	10%	5%
\$140,001 or more	20%	15%	10%

Eligible Properties

Previously foreclosed Atlanta homes purchased and rehabbed by ANDP. Homes included are listed online at www.ANDPHomes.org.

How To Begin the Process

- Attend a ANDP approved homebuying seminar.
- Contact one of ANDP's Participating lenders to get pre-qualified and secure a 1st mortgage loan.
- Find an eligible property.
- Have your lender complete the loan application and forward the required documents to ANDP.

www.ANDPHomes.org

Real estate professionals, lenders and buyers alike will find a wealth of information on ANDP's website created just for the NSP program - www.ANDPHomes.org. On the site you will find:

- Dates, time and location of approved homebuying seminars and general information sessions.
- List of participating lenders.
- Simple "Start the Process" documents for buyers.
- Available homes that qualify for the program and much more.



ANDP Homes is an affiliate of Atlanta Neighborhood Development Partnership, Inc.
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