



## Atlanta Neighborhood Development Partnership *Neighborhood Stabilization Program*

### *DeKalb County*

#### **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 DeKalb County 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 DeKalb County 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).

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**

The DeKalb County NSP program provides up to 22% of the purchase price of the home up to \$25,000 (includes \$4,000 towards closing costs).

#### **Eligible Properties**

Previously foreclosed DeKalb County homes purchased and rehabbed by ANDP. Homes included are listed online at [www.ANDPHomes.org](http://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](http://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](http://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 a program of Atlanta Neighborhood Development Partnership, Inc.  
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