



Atlanta Neighborhood Development Partnership *Neighborhood Stabilization Program*

Douglas 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 Douglas 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 to pay up to \$4,000 toward closing cost, down payment and principal reduction associated with the purchase of a home.

Who Qualifies?

The Douglas 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 Douglas County NSP program provides up to 40% of the purchase price in forgivable zero percent second mortgage, which includes up to \$4,000 toward closing cost.

If your total household income is at or below 50% of AMI, you can receive 40% of the purchase price of the home in assistance.

If your total household income is from 51-120% of AMI, you can receive 20% of the purchase price (up to \$25,000).

Eligible Properties

Previously foreclosed Douglas County 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 for the Douglas County NSP funding.

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 a program of Atlanta Neighborhood Development Partnership, Inc.
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