



Atlanta Neighborhood Development Partnership *Neighborhood Stabilization Program*

Fulton 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 Fulton 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 Fulton 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) or up to \$99,950 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

Assistance from the Fulton County NSP program depends upon how much income you have. The assistance comes in the form of a zero percent second mortgage which doesn't add to your mortgage payment and is forgiven after the specified term below.

Income Level	Assistance = % of Sales Price	Maximum Assistance	Term Years
120% AMI	10%	\$10,000	5
80% AMI	15%	\$15,000	10
50% AMI	25%	\$25,000	10

Eligible Properties

Previously foreclosed Fulton 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.

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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