



## Atlanta Neighborhood Development Partnership *Neighborhood Stabilization Program*

### *Rockdale 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 Rockdale 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 Rockdale 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***

The Rockdale County NSP program provides up to \$14,500 in forgivable zero percent second mortgage to qualified participants. In addition, buyers may receive 5% of sales price towards closing costs.

#### ***Eligible Properties***

Previously foreclosed Rockdale 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 an affiliate of Atlanta Neighborhood Development Partnership, Inc.  
235 Peachtree Street, NE, Suite 2000, Atlanta, GA 30303  
Main (404) 522-2637 Housing Hotline (404) 420-1600  
[www.ANDPHomes.org](http://www.ANDPHomes.org)