



# Comparison of ANDP Home Purchase and DPA Programs

Updated: March 6, 2024

PROGRAM ATTRIBUTE	PARTNER PROGRAM* (See Footnote)	Not traditional DPA programs. These programs offer assistance with closing costs, as a seller concession.		These programs are traditional DPA programs, with assistance to cover down payment assistance, closing costs, and/or principal reduction. Each program has its own set of eligibility and requirements.		
		VETERANS PROGRAM	FIRST GENERATION (Limited Time Program)	HOME (CHDO) PROGRAM	ANDP Homebuyer Assistance Program (AHAP)	ANDP/FHLBank Atlanta DPA Program
Maximum Household Income Limit - See below	≤120%AMI	≤120%AMI	≤120%AMI	≤80% AMI	≤80%AMI	≤80%AMI
Qualifying Homes	All ANDP Homes	All ANDP Homes	All ANDP Homes	ANDP CHDO Homes	Select ANDP Homes	ALL Homes
Down Payment Assistance Provided?	No	Closing Costs	Closing Costs	Yes	Yes	Yes
Amount of Assistance	N/A	Up to \$15,000	Up to \$12,000	Variable	Up to \$20,000 \$30,000 if Veteran	Up to \$15,000
Assistance Forgiven	N/A	N/A	N/A	Yes	NO. Must be repaid at resale or 40 years, whichever comes first	Yes
Buyer must use ANDP-approved lender	Yes	Yes	Yes	Yes	Yes	No
Required to be a first-time home-buyer	No	No	Yes	Yes	Yes	1st Time Buyer Prog = Yes Comm Partner Prog = No
8-hour homebuyer education course required?	Yes	Yes	Yes	Yes	Yes	Yes
Additional education requirement?	No	No	No	No	No	Yes
Buyer contribution to transaction	\$1,000	\$1,000	\$1,000	Varies \$1k or 1-1.5%	\$1,000	\$1,000
Occupancy Type	Primary Residence	Primary Residence	Primary Residence	Primary Residence	Primary Residence	Primary Residence
Credit Score & Ratios	Set by lender	Set by lender	Set by lender	Set by lender	Set by Lender	Set by lender

**\*About ANDP Partners Program:** ANDP and its private sector development partners acquire and renovate or build new homes priced affordably for low- and moderate-income families. Any qualified buyer can purchase a home from ANDP. While this home purchase program doesn't offer down payment assistance, buyers benefit from a new or newly renovated home. All renovations and construction performed by ANDP and its partners is warranted. ANDP also provides its buyers one year of a home warranty to help defray the cost of unexpected expenses. Buyers also benefit from the fact that they are not competing with the entire marketplace on the purchase of the home. ANDP only sells homes to low- and moderate-income buyers. No sales to market rate buyers, including investors.

Household Size	80% of AMI	120% of AMI
1	\$57,200	\$85,800
2	\$65,350	\$98,025
3	\$73,500	\$110,250
4	\$81,650	\$122,475
5	\$88,200	\$132,300

## About Maximum Household Income Limits

Any qualifying homebuyer with a household income below 120% of the Area Median Income (AMI) may purchase a qualifying home from ANDP. ANDP does not sell homes to buyers with household income above 120% of AMI. Note that some homes sold by ANDP are restricted to qualifying homebuyers with a household income at or below 80% of AMI. See the table to the left.

\*HUD Household Income Limits 2023