

ANDP Down Payment Assistance

FHLBank Atlanta - AHP Set-Aside DPA Program
Offered by ANDP



Atlanta Neighborhood Development Partnership (ANDP) is a leading advocate for the development and preservation of affordable housing in the greater metropolitan Atlanta region. ANDP provides new and newly renovated homes priced affordably for low- and moderate-income homebuyers.

The down payment assistance (DPA) program discussed on this page is limited to qualifying homebuyers with a household income at or below 80% of area median income (AMI).

Number Living in Household	80% of AMI Household Income Limit
1	\$57,000
2	\$63,350
3	\$73,500
4	\$81,650
5	\$88,200
6	\$94,750
7	\$101,250
8	\$107,800

*2023 HUD Household Income Limits. Household income limits change on an annual basis, typically in April/May.

FHLBANK ATLANTA PRODUCTS OFFERED BY ANDP

First-Time Homebuyer - Up to \$12,500 - The First-time Homebuyer Product (FHP) provides up to \$12,500 in funds for the down payments and closing costs of first-time homebuyers and anyone who has not owned a principal residence in the past three years.

Community Partners - \$15,000 - Provides up to \$15,000 in down-payment and closing-cost funding to current or retired employees of law enforcement, education, health care, fire stations and other first responders; veterans or active-duty members of the U.S. military or their surviving spouse. The 2024 product no longer includes COVID-related essential workers.

NOTES:

-FHLBank Atlanta DPA can be layered with other DPA programs offered by other organizations and agencies.

-DPA funds are forgiven as long as the homebuyer maintains the primary residence at the property for a minimum of five years.

-A 8-hour homebuyer education is required. FHLBank Atlanta regulations also require a 1-hour phone counseling session. The case number and phone number provided on the Conditional Commitment letter after the application has been approved.

-Homebuyers must contribute a minimum of \$1,000 in earnest money to the transaction.

BUYERS/AGENTS: If you have a contract to purchase a home (from ANDP or any seller) and are interested in receiving down payment assistance, have your lender contact us at dpa@andpi.org.

LENDERS: Note the acceptable application dates in the product guidelines at www.andphomes.org/dpa - see gray box on right hand side of page.



FOR MORE INFORMATION, CONTACT:
dpa@andpi.org

