



Comparison of ANDP Home Purchase and DPA Programs

Updated: January 16, 2024

Not traditional DPA programs. These programs offer assistance with closing costs, up to \$7,500 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.

PROGRAM ATTRIBUTE	ANDP Home Sales: PARTNER PROGRAM	Special Initiative: VETERANS PROGRAM	ANDP Home Sales: HOME PROGRAM	ANDP Home-buyer Assistance Program (AHAP)	Assistance: ANDP/FHLBank Atlanta DPA Program*
Maximum Household Income Limit - See below	≤120%AMI	≤120%AMI	≤80% AMI	≤80%AMI	≤80%AMI
Qualifying Homes	All ANDP Homes	All ANDP Homes	ANDP CHDO Homes	Select ANDP Homes	ALL Homes
Down Payment Assistance Provided?	No	Closing Costs	Yes	Yes	Yes
Amount of Assistance	N/A	Up to \$7,500	Variable	Up to \$20k	Up to \$15,000
Assistance Forgiven	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	No
Required to be a first-time homebuyer	No	No	Yes	Yes	1st Time Buyer Prog = Yes Comm Partner Prog = No
8-hour homebuyer education course required?	Yes	Yes	Yes	Yes	Yes
Additional education requirement?	No	No	No	No	Yes
Buyer contribution to transaction	\$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
Credit Score Requirement	Set by lender	Set by lender	Set by lender	Set by Lender	Set by lender
Financial Ratios	Set by lender	Set by lender	Set by lender	Set by Lender	Set by lender

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