Atlanta Neighborhood Development Partnership, Inc.

WITH SUPPORT FROM

WE'VE PROVIDED 130 VETERANS WITH AFFORDABLE HOMEOWNERSHIP & RENTAL OPPORTUNITIES

NEW IN 2019: VETERAN BUYER AGENT INCENTIVE
Buyer’s Agent Receives $1,000 Incentive with Veteran Purchase of any ANDP Home

An affordable home program open to all honorably discharged veterans, active duty military, reservists, and Gold Star Families.

WITH SUPPORT FROM

THE HOME DEPOT FOUNDATION

WE’VE PROVIDED 130 VETERANS WITH AFFORDABLE HOMEOWNERSHIP & RENTAL OPPORTUNITIES
OVERVIEW

To increase affordable homeownership options for the brave men and women of our military, ANDP is pleased to offer a veterans affordable housing program. With the support of our partners, we are pleased to offer newly renovated homes for sale at affordable prices. We also have a limited number of rental homes and apartments available for veterans.

The ANDP Veterans Program is open to honorably discharged veterans, active duty military personnel, members of the Reserves, National Guard and Gold Star family members. When we use the term “veteran” in this document, online or elsewhere, we are referring to any of the aforementioned.

ALL of our homes include homebuyer assistance to qualifying veteran homebuyers! That’s right! Whether it’s our NSP Program, HOME Program or our Partner Homes program, qualifying veterans will receive homebuyer assistance. The amount of homebuyer assistance varies by program. See the homes listed in these three categories at www.ANDPHomes.org.

- **Neighborhood Stabilization Program** - Newly renovated homes available to any qualifying buyer. These affordably priced homes also offer homebuyer assistance of up to $25,000. Buyer’s household income must be at or below 120% AMI.

- **HOME Program** - Newly renovated homes available to any qualifying buyer. These affordably priced homes also offer homebuyer assistance. The amount of assistance is based on the buyer’s need. Buyer’s household income must be at or below 80% AMI.

- **Partner Homes** - In addition to the aforementioned homes, ANDP has a number of homes not affiliated with a federal/local home program. These homes are also available to qualifying veterans. ANDP is pleased to announce that it will offer $7,500 in homebuyer assistance to veterans who purchase one of these homes.

PROGRAM QUALIFICATIONS

In order to participate in the ANDP Veterans Program, buyers must meet the following qualifications:

- Buyer must be honorably discharged, active military, member of the Reserves, member of the National Guard, or a Gold Star family member.
- Buyer must be able to qualify for a mortgage with one of our approved lenders.
- Buyer must not own another home and must make their purchased home their primary residence.
- Buyer is required to complete a HUD-approved home buyer education course (See page 4).
- Buyer must not exceed HUD Area Median Income (AMI) limits.

Note: Buyers are NOT required to be first-time homebuyers to participate in any of these programs. Qualifying participants’ household income must not exceed 120% or 80% of AMI - depending upon the specific program. See the table on the next page for the maximum income allowed, based on the number of individuals in the household. Note that income limits include all household income combined.
### HOUSEHOLD INCOME LIMITS

<table>
<thead>
<tr>
<th>Number in Household</th>
<th>80% of AMI For HOME Program</th>
<th>120% of AMI For NSP, Partner &amp; Veteran Programs</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>$44,650</td>
<td>$66,975</td>
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<tr>
<td>2</td>
<td>$51,000</td>
<td>$76,500</td>
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<td>3</td>
<td>$57,400</td>
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<td>4</td>
<td>$63,750</td>
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<tr>
<td>5</td>
<td>$68,850</td>
<td>$103,275</td>
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<tr>
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<td>$73,950</td>
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*HUD Income Limits change on an annual basis. Income Limits shown here are FY2019 and are effective as of April 2019*

### HOMEOWNER ASSISTANCE

The homebuyer assistance referenced in this document is provided as a seller contribution at closing. The assistance can be used to cover closing costs and/or principal reduction as allowed by the buyer’s lender. NOTE: Buyers are required to provide a direct contribution of at least $1,000 towards the purchase of the home. This includes a minimum of $500 in earnest money and may also include the cost of the required appraisal and home inspection.

### LAYERING ASSISTANCE

In some instances, it is possible to combine programs to layer support for qualified buyers. For example, if a qualified buyer is also eligible for other down payment assistance programs such as Georgia Dream, local government programs or Federal Home Loan Bank programs, every effort will be made to layer sources from multiple programs. TIP: To see what additional down payment programs may be available, search the home address at the following website: www.downpaymentresource.com

### THE HOMES

Homes available for lease or purchase in this program will be fully rehabbed and made “move-in ready” before any transaction. Rehab work is performed to ensure full compliance with HUD regulations as well as local jurisdictional code compliance. Our goal is to provide tenants and buyers with safe, comfortable, affordable and attractive homes for their families. To see homes available in this program, please visit www.ANDPHomes.org/search. NOTE: Homebuyers must obtain a professional home inspection from a certified home inspector. The cost for this inspection may be applied toward the $1,000 buyer direct contribution.

### GREEN & AFFORDABLE

To ensure the long-term sustainability of the home and long-term affordability for families, every effort is made to retrofit homes with energy efficiency in mind. In addition to efficient appliances and fixtures, considerable attention is given to the “envelope” of the home.

- Attic space is sealed and blown insulation is installed.
- If a crawl space exists, a vapor barrier is installed.
- If appliances are purchased for rehab, Energy Star appliances are selected.
- If toilets and faucets are replaced, Water Sense items are selected.
- If furnace, AC or HVAC units are replaced, energy saving units are selected.
- Doors and windows are weather-stripped.
- No-VOC paints and stains and low-VOC carpeting are used.
- With these and many other measures, ANDP makes every effort to ensure its homes are energy efficient and affordable to its buyers.

### RENTAL/LEASE PURCHASE OPTIONS

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ANDP also offers the option of leasing. Those actively working toward homeownership may choose to enroll in our lease purchase program. Under our lease purchase arrangement, a small portion of the tenant’s monthly lease fee (approximately $40-60 per month) is retained to be applied later to the down payment. In the ANDP lease purchase program, the tenant also agrees to participate in regular home buyer/financial counseling to prepare for homeownership.

**VASH VOUCHERS**

Veterans Affairs Supportive Housing vouchers (VASH) that provide recipients with combined rental assistance and case management and clinical services are accepted in ANDP’s Veterans rental program.

**NEXT STEPS**

- Get prequalified with an ANDP approved lender. [www.ANDPHomes.org/financing](http://www.ANDPHomes.org/financing)
- Identify a qualified real estate professional who is knowledgeable about affordable housing programs and VA loans.
- Schedule and complete the required homebuyer education course. To see a list of HUD-approved agencies, visit [www.ANDPHomes.org/homebuyer](http://www.ANDPHomes.org/homebuyer).
- Visit [www.ANDPHomes.org/search](http://www.ANDPHomes.org/search) to see homes currently available.

**FAIR HOUSING STATEMENT**

At ANDP, we support and abide by The Fair Housing Act. We believe that our residents deserve to be treated fairly at all times. As an equal opportunity housing provider, ANDP provides housing opportunities regardless of race, color, national origin, religion, sex, sexual orientation, physical or mental disability, familial status or any other classification protected by applicable federal, state or local law.

**CONTACT**

For additional information, contact us at:
404-420-1600
ANDP, Inc.
229 Peachtree Street NE, Suite 705
Atlanta, GA 30303

**OUR PARTNERS:** ANDP’s Veteran Program would not be possible without the support and participation of its partners. Please join us in recognizing these partners.

Lead Support provided by: [THE HOME DEPOT FOUNDATION](http://www.thermedepotfoundation.org)

Additional Support provided by:

- EZ Agape Foundation
- National Community Stabilization Trust
- Scott Hudgens Family Foundation