

City of ANOKA Housing and Redevelopment Authority Loan Program									
PROGRAM OVERVIEW									
Programs	Home Buyer Purchase Deferred Loan								
Amortization Type	Deferred: Payment is due when a qualifying event takes place.								
Interest Rate									
Loan Amount	Minimum of \$1,000 Maximum of \$2,500								
Total Project Match	None								
Term	30 years. 100% of the loan is due and payable if the borrower sells, transfers title or if the property is no longer the primary residence of the borrower prior to the 30th Anniversary Date of the Loan Note. If the property is still owned and occupied by the borrower after 30 years the loan is 100% forgiven.								
Eligible Properties	1-4 unit residential properties located in the City of Anoka are eligible for the program. The property must become owner-occupied. Condominiums and townhomes are eligible.								
Ineligible Properties	Dwellings that are more than 1 unit, absentee owned, co-operatives, manufactured homes, time shares, and properties used for commercial purposes are NOT eligible.								
Eligible Borrowers									
Ineligible Borrowers									
Ownership / Occupancy	Borrowers must be purchasing the property and must occupy it as their primary residence within 60-days of closing. Contract-for-deed transactions are NOT eligible.								
Loan to Value	The ratio of all loans secured by the property, including the new loan, must not exceed 110% of the property value.								
Income Requirements	Eligible applicants must have an annual household income of less than 80% of HUD Median Family Income based on family size. The determining income shall be based on the adjusted gross income as reflected on the applicant's most recent Federal Tax return.								
Debt to Income Ratio	N/A								
Credit Requirements	CEE's distribution of funds is based on first mortgage documentation. The first mortgage lender will approve the mortgage and CEE will then approve the down payment and or closing cost funds.								
Total Project Cost									
Multiple Loans Per Property/Borrower									
Eligible Improvements	N/A								
Ineligible Improvements									
Bids/ Permits									
Sweat Equity/Homeowner Labor									

Custody of Funds	Funds will be dispersed in conjunction with home purchase.
Project Completion	NA
Property Inspection	NA
Post-Install Inspection	NA
Loan Security	
Disbursement of Funds	<p>DOWN PAYMENT ASSISTANCE: The Borrower must provide CEE with:</p> <ol style="list-style-type: none">1) copy of the executed purchase agreement,2) copy of the 1st lien mortgage loan commitment letter (or, when paid in cash, evidence of source of funds for the purchase),3) written documentation relative to the loan closing date4) A copy of the Title Commitment from the first mortgage lender.5) Preliminary Loan Estimate <p>CEE will provide the loan documents and check for the down payment/closing costs to the lender, loan closing or title insurance company in coordination of the purchase closing.</p> <p>After the purchase closing, the closing agent must return to CEE, the executed closing documents, plus a copy of the 1st mortgage Note, Mortgage (unrecorded) and final Closing Disclosure.</p>
Loan Servicing	
Loan Costs	
Residential Advisor Visits (RAV)	