

STATE OF INDIANA
LAKE COUNTY
FILED RECORD

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RECORD

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WHEREAS, *Leo A. Castellano and Dorothy L. Castellano* (Recipient) is the purchaser or owner providing rehabilitation of a home on certain real property (together the "Premises") in Lake County, described as: Lot 14 in Block 4 in E. H. Lewis' Grand Park Subdivision, in the City of Hammond, as per plat thereof, recorded June 7, 1940 in Plat Book 24 Page 78, in the Office of the Recorder of Lake County, Indiana. and;

WHEREAS, Citizens Financial Services, FSB of Munster, Indiana, received a direct pay subsidy in the amount of \$5,000.00 (Subsidy) under the Home Savings Program (HSP) of the Federal Home Loan Bank of Indianapolis (FHLBI), subject to the Federal Housing Finance Board, FHFB, regulations 12 C.F.R. 960.1 et seq. for the purposes of providing funding for Down Payment and Closing Costs assistance or Owner Occupied rehabilitation of the above mentioned home, and;

WHEREAS, for a period of 5 years (retention period) after the date of the within Agreement the HSP requires (1) that all purchasers of the Premises qualify as "low and moderate-income households" or "very low-income households" as defined in 12 C.F.R. 960.1 and (2) that the use of said Premises otherwise shall remain consistent with the purposes of the HSP, and;

WHEREAS, if at any time during said Retention Period the foregoing requirements are not complied with, Citizens Financial Services, FSB will be required to reimburse FHLBI for the amount of the Subsidy less subsidy forgiven on a prorata basis of the Subsidy for each month that the foregoing requirements were complied with and;

WHEREAS, *Leo A. Castellano and Dorothy L. Castellano of 7133 Montana Ave., Hammond, Indiana 46323* (collectively the "Undersigned" are purchasers of the above described Premises;

NOW THEREFORE in consideration of the Premises and as an inducement to Citizens Financial Services, FSB disbursing the Subsidy to Purchaser, come the Undersigned and represents and warrants as follows:

1. That the Undersigned qualifies as a "low-and moderate-income household" or "very low-income household" as defined in 12 C.F.R. 960.1.
2. That if within 5 years of the date of the within Agreement (1) the Undersigned sells the Premises or (2) the Undersigned otherwise uses the Premises in a manner inconsistent with the purposes of the HSP, the Undersigned shall immediately reimburse Citizens Financial Services, FSB, from sale proceeds if applicable,

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for the amount of the Subsidy then owing to the FHLBI as based on the prorata subsidy forgiveness for months that the household was in compliance.

- 3. That the covenants of the within Agreement shall bind the successors and assigns of the Undersigned.
- 4. That in the event that any provision of this Agreement is in conflict with applicable law, such conflict shall not conflict with other provisions of this Agreement. To these end provisions of this Agreement are declared to be severable.

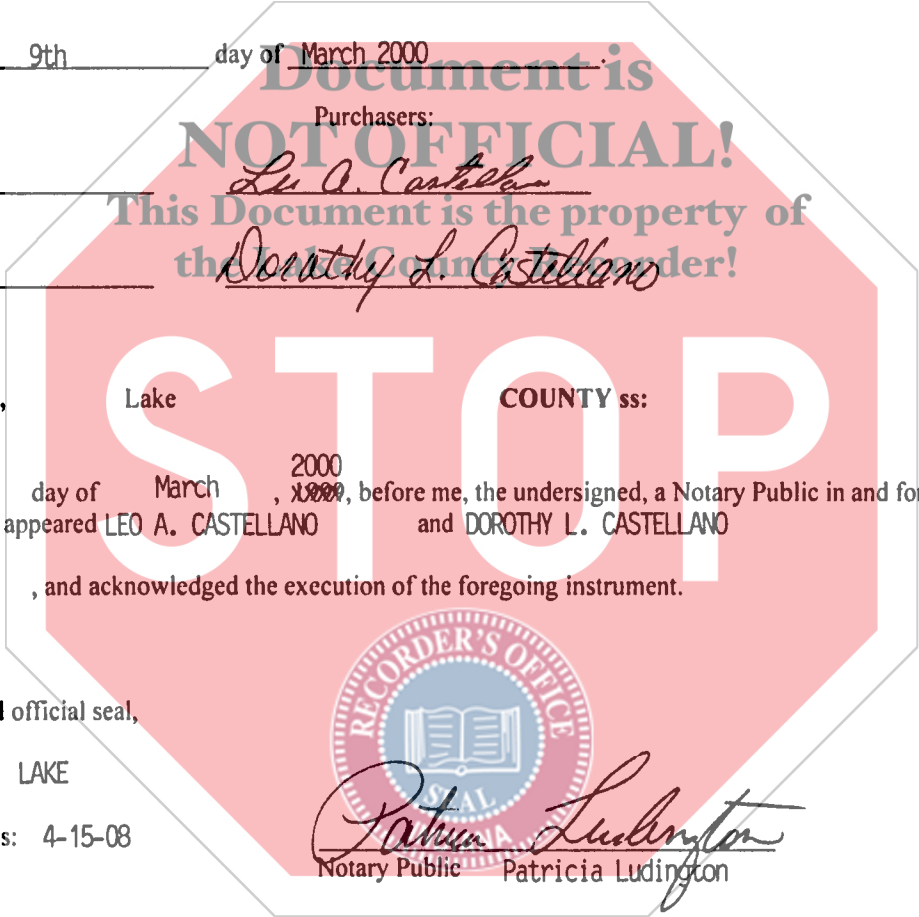
Signed this 9th day of March 2000

Witnesses:

Purchasers:

Leo A. Castellano

Dorothy L. Castellano



STATE OF INDIANA,

Lake

COUNTY ss:

On this 9th day of March, 2000, before me, the undersigned, a Notary Public in and for said County, personally appeared LEO A. CASTELLANO and DOROTHY L. CASTELLANO

, and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal,

County of Residence: LAKE

My Commission Expires: 4-15-08

Patricia Ludington
 Notary Public Patricia Ludington

This instrument was prepared by: **Richard A. Cole**
CITIZENS FINANCIAL SERVICES,FSB
707 RIDGE ROAD
MUNSTER, INDIANA 46321