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STATE OF INDIANA
LAKE COUNTY
FILED

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MUNSTER, INDIANA
RECORDER

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WHEREAS, David Avila and Patricia Avila, Husband and Wife (Recipient) is the purchaser of or owner providing rehabilitation of a home on certain real property (together the "Premises") in Lake County, described as: Lots 2 and 3 in Block 5 in Birkoff's Addition, in the City of Highland, as per plat thereof, recorded in Plat Book 5 page 7, 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 pro rata basis of the Subsidy for each month that the foregoing requirements were complied with and;

WHEREAS, David Avila and Patricia Avila of 4720 Cedar Ave. Hammond, Indiana 46327 (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 pro rata 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 serviceable.

Signed this 24th day of March 2000.

Witnesses:

Purchasers:
David Avila
David Avila
Patricia Avila
Patricia Avila

STATE OF INDIANA,

Lake

COUNTY ss:

On this 24th day of March 2000, before me, the undersigned, a Notary Public in and for said County, personally appeared David Avila and Patricia Avila

, and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal,

County of Residence: LAKE

My Commission Expires: 4-10-07

Susan M. Downing
Notary Public

SUSAN M. DOWNING

This instrument was prepared by: Richard A. Cole

CITIZENS FINANCIAL SERVICES, FSB
707 RIDGE ROAD
MUNSTER, INDIANA 46321

