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MORRIS W. CARTER
RECORDER
Real Estate Retention Agreement
Affordable Housing Program
Grant Award
(Owner-Occupied)

For purposes of this Agreement, the following terms shall have the meanings set forth below:

"FHLBI" shall refer to the Federal Home Loan Bank of Indianapolis

"Member" shall refer to Bank Calumet, N. A.

(FHLBI's member institution)

"Borrower(s)" shall refer to Stephanie A. Szot

For and in consideration of receiving direct subsidy funds (the "Subsidy") under the Affordable Housing Program ("AHP") of the FHLBI through the Member, with respect to that certain real property located at 2741 -40th Street

in the city/town of Highland

County of Lake State of Indiana

which is more fully described as follows:

See "EXHIBIT A" attached hereto and made a part hereof

Borrower(s), their successors, heirs and assigns hereby agree that they shall maintain ownership and reside in this property as their primary residence for a period of five (5) years ("Retention Period") from the date of the recording of this instrument and further agrees with the Member that:

- (i) The FHLBI, whose mailing address is P.O. Box 60, Indianapolis, Indiana 46206, Attention: Community Investment Division, is to be given immediate written notice of any sale or refinancing of this property occurring prior to the end of the Retention Period;
- (ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share calculated by FHLBI on a per diem basis, of the direct Subsidy that financed the purchase, construction, or rehabilitation of this property reduced for every year the Borrower/Seller owned the property, shall be repaid to the Member for reimbursement to the FHLBI from any net gain realized upon the sale of the property after deduction for sales expenses, unless the purchaser is a low- or moderate-income household which is defined as having not more than 80% of the area median income where such income targeting was committed to in the AHP application receiving the AHP grant award;
- (iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the property, reduced for every year the Borrower has owned the property, shall be repaid to the Member for reimbursement to the FHLBI from any net gain realized upon the refinancing, unless the property continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism.

COMMUNITY TITLE COMPANY
FILE NO L 23106

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incorporating the requirements of clauses (i), (ii), (iii) and (iv) contained herein; and

- (iv) The obligation to repay the Subsidy to the Member shall terminate after any foreclosure. Otherwise, the covenants contained herein shall continue until released by the Member in writing or the expiration of the Retention Period, whichever should first occur.

IN WITNESS WHEREOF, the Borrower(s) and the Member, by its duly authorized representative, have executed this Agreement as of this _____ day of _____.

Witness: _____ Borrower: Stephanie A. Szot
 Borrower: STEPHANIE A. SZOT

Witness: Jovana Ristevski Borrower: _____
 Witness: Jovana Ristevski

Witness: Sharon Plussman (Member)
 Witness: Sharon Plussman (Member)

By: Art Russell
 (Printed Name and Title) Vice President
Art Russell

State of INDIANA)
 County of LAKE)



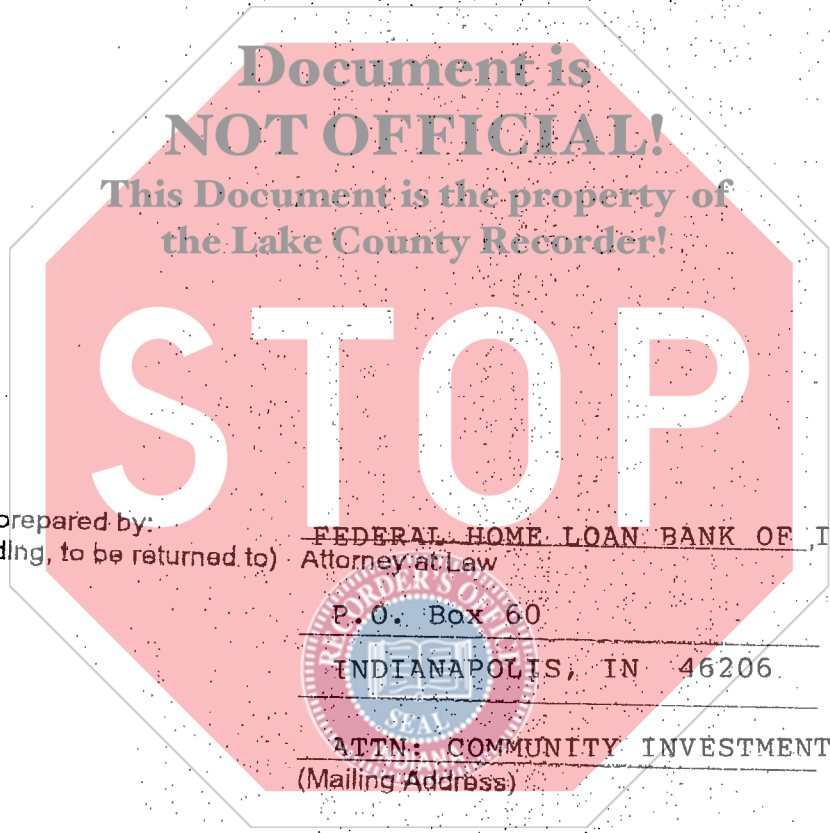
The foregoing instrument was acknowledged before me this 25th day of June, 2002 by STEPHANIE A. SZOT

My Commission Expires: _____ Notary Public: Karen Craig
 My County of Residence: _____ (Printed) KAREN CRAIG
 Lake County
 My Commission Expires
 Nov. 04, 2006

State of _____)
)SS:
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____ of _____ (Member) for and on behalf of such organization.

My Commission Expires: _____
My County of Residence: _____
Notary Public
(Printed)



This Instrument prepared by: _____ (and upon recording, to be returned to) _____
FEDERAL HOME LOAN BANK OF INDIANAPOLIS
Attorney at Law
P.O. Box 60
INDIANAPOLIS, IN 46206
ATTN: COMMUNITY INVESTMENT DIVISION
(Mailing Address)

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LOT 2, EXCEPT THE EAST 32.91 FEET THEREOF, IN STUPECK AND OMAN
ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED
JULY 2, 1985 IN PLAT BOOK 59 PAGE 41, IN THE OFFICE OF THE
RECORDER OF LAKE COUNTY, INDIANA.

