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AHP Pr	niect No :
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Real Estate Retention Agreement Affordable Housing Program Grant Award (Homeownership)

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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 <u>Citizens Financial Services, FSB</u> (FHLBI's member institution)

"Borrower(s)" shall refer to <u>Adele P. Wiening</u>
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 1108 Schneider Avenue This Documentin the city/town of CHammond ,
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 monthly 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

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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, 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 MITNIESS MILEBERT	he Borrower(s) and the Member, by its duly authorized
August 2002	ecuted this Agreement as of this 19th day of
August, 2003	Lake County Recorder!
	(belle 8. Weening
Witness:	Borrower: Adele P. Wiening
Witness:	Borrower:
	INDER'S OF
	Citizens Financial Services, FSB
Witness:	(Member)
	JEAN SEA
	· O C O
	By: Richard a Cole
Witness:	Richard A. Cole, Asst. Vice President
	(Printed Name and Title

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State of <u>Indiana</u>))SS:
County of <u>Lake</u>)
The foregoing instrument was acknowledged before me this 19thay of
August, 2003 , by Adele P. Wiening
My Commission Expires: 4/18/08 My County of Residence: Lake Cecelia A. Bragg (Printed)
State of Indiana)
County of Lake Document is
The foregoing instrument was acknowledged before me this day of August Park 2003, by Richard A. Cole the Asst. Vice President of Citizens Financial Services FSB (Member) for and on behalf of such organization. My Commission Expires: 4/18/08 My County of Residence: Lake Cecelia A. Bragg (Printed)
This Instrument prepared by: (and upon recording, to be returned to) Citizens Financial Services, FSB 707 Ridge Road
Munster, indaina 46321 (Mailing Address)

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EXHIBIT A

Part of the West half of the West half of the Southwest Quarter of the Southwest Quarter of Section 9, Township 36 North, Range 9 West of the Second Principal meridian, commencing at a point 166.175 feet East and 70 feet South of the Norwest corner of said tract and running thence East 166.175 feet; thence South 50 feet; thence West 166.175 feet, thence North 50 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

