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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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Real Estate Retention Agreement  
Affordable Housing Program  
Grant Award  
(Owner-Occupied)

MICHAEL A. BROWN  
RECORDER

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 Citizens Financial Services, FSB  
(FHLBI's member institution)

"Borrower(s)" shall refer to Jengis Yoldash and Minnie Yoldash

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 7108 California Avenue, in the city/town of Hammond, 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,

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**CTIC Has made an accomodation recording of the instrument.**

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 19<sup>th</sup> day of December 2002.

Witness: \_\_\_\_\_ Borrower: Jongis Yaldash

Witness: \_\_\_\_\_ Borrower: Minnie Yaldash

Witness: \_\_\_\_\_ Borrower: Minnie Yaldash

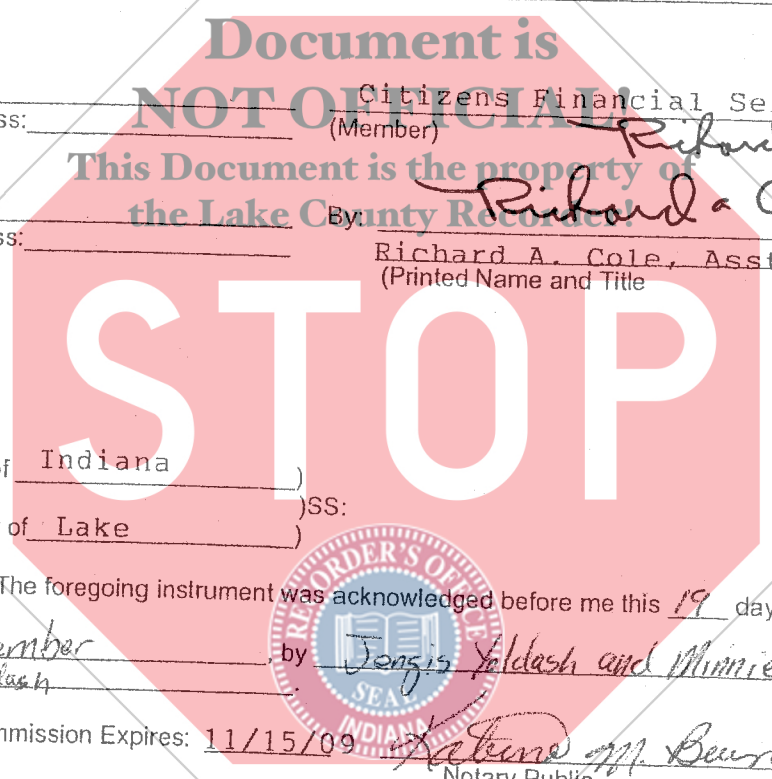
Witness: \_\_\_\_\_ Citizens Financial Services, FSB (Member)

Witness: \_\_\_\_\_ By: Richard A. Cole  
Richard A. Cole, Asst. Vice-Pres.  
(Printed Name and Title)

State of Indiana )  
County of Lake ) SS:

The foregoing instrument was acknowledged before me this 19 day of December by Jongis Yaldash and Minnie Yaldash

My Commission Expires: 11/15/09 Katrina M. Burns  
Notary Public  
My County of Residence: Lake Katrina M. Burns  
(Printed)



State of Indiana )  
County of Lake )SS:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2002, by Richard A. Cole the Asst. Vice President of Citizens Financial Services (Member) for and on behalf of such organization.

My Commission Expires: 11/15/09

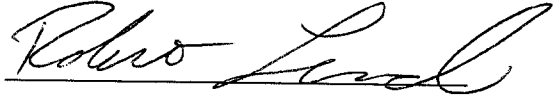
My County of Residence: Lake Notary Public  
Katrina M. Burns  
(Printed)



State of Indiana)  
 ) SS:  
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this  
14<sup>th</sup> day of June, 2005, personally appeared **Minnie Yoldash**, and  
acknowledged the execution of the foregoing deed as his free and voluntary act for the  
uses and purposes therein set forth. In witness whereof, I have hereunto subscribed my  
name and affixed my official seal.

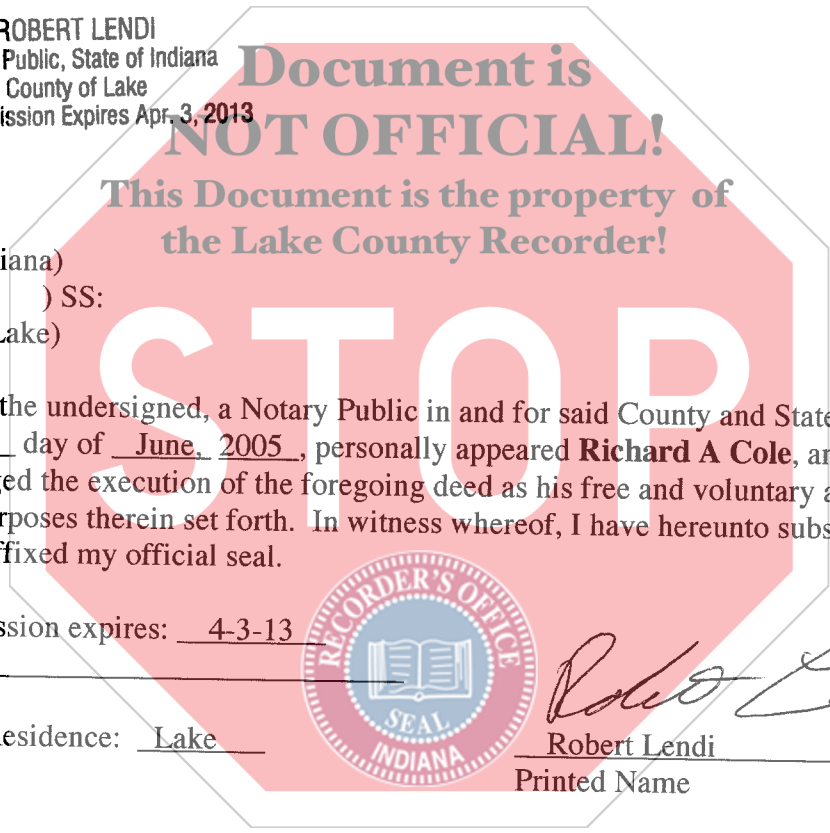
My Commission expires: 4-3-13



County of Residence: Lake

Robert Lendi  
Printed Name

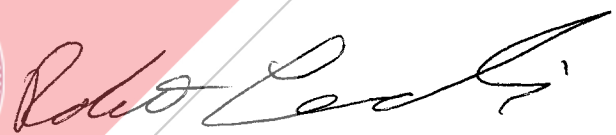
ROBERT LENDI  
Notary Public, State of Indiana  
County of Lake  
My Commission Expires Apr. 3, 2013



State of Indiana)  
 ) SS:  
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this  
14<sup>th</sup> day of June, 2005, personally appeared **Richard A Cole**, and  
acknowledged the execution of the foregoing deed as his free and voluntary act for the  
uses and purposes therein set forth. In witness whereof, I have hereunto subscribed my  
name and affixed my official seal.

My Commission expires: 4-3-13



County of Residence: Lake

Robert Lendi  
Printed Name

ROBERT LENDI  
Notary Public, State of Indiana  
County of Lake  
My Commission Expires Apr. 3, 2013

Exhibit A

Lot 5, in Bloomberg's Second Addition to the City of Hammond, as per plat thereof,  
recorded in Plat book 29, page 20, in the Office of the Recorder of lake County, Indiana.

