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Real Estate Retention Agreement
Homeownership Initiatives – (Homeownership Opportunities Program,
Neighborhood Impact Program, Disaster Relief Program)
Grant Award - (Homeownership)

Grant Type: HOP NIP DRP

Project / ID#: 100077-11

2013 09 04 68

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 First Merchants Bank, National Association as successor in interest to Citizens Financial Bank (FHLBI's Member institution), located at 5311 Hohman Avenue, Hammond, IN 46320

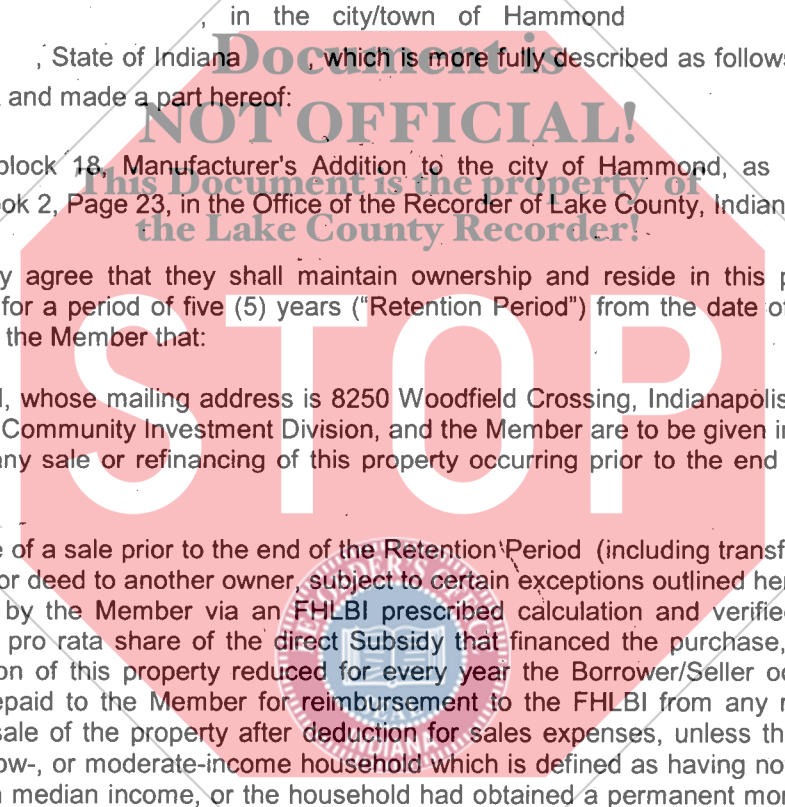
"Borrower(s)" shall refer to Darlene Payne

For and in consideration of receiving direct subsidy funds (the "Subsidy") in an amount not to exceed \$ Ten thousand dollars and no/100 (\$10,000.00) under the Affordable Housing Program ("AHP") of the FHLBI through the Member, with respect to that certain real property located at 8257 Maryland Avenue, in the city/town of Hammond Lake, State of Indiana, which is more fully described as follows, as attached hereto as Exhibit A and made a part hereof:

Lots 39 and 40, block 18, Manufacturer's Addition to the city of Hammond, as per plat hereof recorded in Plat book 2, Page 23, in the Office of the Recorder of Lake County, Indiana.

Borrower(s) 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 closing and further agrees with the Member that:

- (i.) The FHLBI, whose mailing address is 8250 Woodfield Crossing, Indianapolis, Indiana 46240, Attention: Community Investment Division, and the Member are 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 (including transfer or assignment of the title or deed to another owner, subject to certain exceptions outlined herein), an amount calculated by the Member via an FHLBI prescribed calculation and verified by the FHLBI, equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of this property reduced for every year the Borrower/Seller occupied the unit, 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 very low, low-, or moderate-income household which is defined as having not more than 80% of the area median income, or the household had obtained a permanent mortgage funded by an AHP subsidized advance and not a direct subsidy. Upon the sale of the home, the purchaser has no retention or AHP Subsidy repayment obligations, regardless of whether or not the purchaser is very low-, low- or moderate-income;



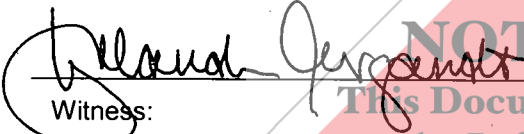

STATE OF INDIANA
LAKE COUNTY
RECORDER
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MICHAEL B. BROWN
RECORDER

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- (iii.) In the case of any refinancing prior to the end of the Retention Period, an amount calculated by the Member via an FHLBI prescribed calculation and verified by the FHLBI, 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 occupied the unit, 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, or the household had obtained a permanent mortgage funded by an AHP subsidized advance and not a direct subsidy, incorporating the requirements of clauses (i), (ii), (iii) and (iv) contained herein; and
- (iv.) In the case of a foreclosure, deed-in-lieu, or assignment of the first mortgage to the Secretary of HUD (assuming AHP funding is used in conjunction with FHA financing), the obligation to repay the direct Subsidy to the Member shall terminate upon final settlement or disposition, once such action is completed. Otherwise, the covenants contained herein shall continue until release by the Member in writing or the expiration of the Retention Period, whichever should first occur.
- (v.) Upon the death of the AHP-assisted sole owner, or owners in the case of multiple title holders, the AHP Retention Agreement terminates and there is no obligation to repay the AHP Subsidy.

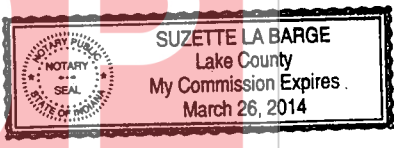
Borrower and Member acknowledge that the Bank may request additional documentation to assist with finalizing any property disposition that occurs during the Retention Period.

IN WITNESS WHEREOF, the Borrower(s) and the Member, by its duly authorized representative, have executed this Agreement as of this 13th day of November, 2013.




 Witness: _____ Borrower: Darlene Payne

Witness: _____ Borrower: _____

State of (Indiana)) SS:
 County of (Lake)



Marlita L. Myers, personally appeared before me and acknowledged the foregoing instrument this 13th day of November, 2013.

My Commission Expires: 3/26/2014

 Notary Public

My County of Residence: LAKE

 (Printed)

Citizens Financial Bank
 (Member)

By: _____

(Witness)

(Member Representative)

Michelle M. Strickland

Michelle M. Strickland, AVP

(Printed Name of Witness)

(Printed Name and Title of Member)

State of (Indiana)

) SS:

County of (Lake)

Michelle M. Strickland, personally appeared before me and acknowledged the foregoing instrument this 13th day of November, 2013.

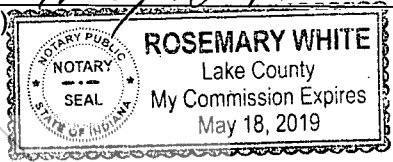
My Commission Expires:

5-18-2019

My County of Residence:

Lake

Rosemary White
Notary Public
Rosemary White
(Printed)



This Instrument prepared by
(Upon recording, to be returned to)

Document is NOT VALID!
This Document is the property of the Lake County Recorder!
Attorney at Law
First Merchants Bank, National Association as successor
in interest to Citizens Financial Bank
FHLBI Member Institution
5311 Hohman Avenue

Hammond, IN 46320

(Preparer's Mailing Address)

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. (Required in Indiana only)

Michelle M. Strickland
Member Representative

Michelle M. Strickland, AVP
(Printed Name and Title)



