



Homeownership Assistance Term Sheet
Hurricane Ida Renters Safe Housing Incentive Program

Purpose	
<p>The Hurricane Ida Renters Safe Housing Incentive (RSHI) Program is offering down payment assistance grants to households below 80% AMI (low-moderate income or LMI). In the event that all LMI applications have been exhausted, non-LMI applications up to 160% AMI may be considered in consultation with HTFC and in furtherance of the Action Plan. This subsidy is designed to help Hurricane Ida-impacted New Yorkers achieve their homeownership dream and relocate to safe housing. For more information, visit: https://hcr.ny.gov/RSHI.</p>	

Program Terms	
Interest Rate	0%
Recapture Liability	None
Borrower Eligibility	<ul style="list-style-type: none"> Rented primary residence in Westchester, Dutchess, Orange, Rockland, Nassau, or Suffolk Counties at the time of Hurricane Ida (September 2021) Moving due to impacts of Hurricane Ida Does not own primary residence
Eligible Grant Purpose	<p>Grant can be used for:</p> <ul style="list-style-type: none"> Down payment Closing costs* <p>*Homebuyers with income above 120% of AMI may only receive down payment. Closing costs shall include all customary and eligible closing costs and fees incurred by the borrower, including but not limited to title insurance fees, commitment fees and attorney fees.</p> <p>First mortgage must be a conforming or government-backed loan with a fixed interest rate.</p>
Grant Amount Calculation	<p><u>Buyer contribution:</u> 1% of the purchase price</p> <p><u>Grant amount:</u> Grant is up to \$50,000, with a front-end ratio floor of 25%. Closing costs are also eligible for buyers at or below 120% of AMI. The total of down payment and closing costs may not exceed \$50,000.</p> <p><u>Note about other subsidies:</u> If applicable, RSHI grant is calculated after SONYMA or Homebuyer Dream funds are allocated. The amount of the RSHI grant may be adjusted in order to accommodate other DPA program rules.</p>

Eligible Property Characteristics	<p>Property must:</p> <ul style="list-style-type: none"> • Meet the RSHI Program definition of safe housing: <ul style="list-style-type: none"> ○ Passes a decent, safe and sanitary housing inspection, and ○ Is located outside the 100 year floodplain, or if in the floodplain, is elevated above base flood elevation. • Be located in New York State. The Program may allow properties outside New York State by exception, on a case-by-case basis. • Be an eligible property type with 1-2 units: <ul style="list-style-type: none"> ○ Stick-built ○ Modular ○ Manufactured ○ Cooperative ○ Condominium ○ Community Land Trusts <p>Ineligible Property Types:</p> <ul style="list-style-type: none"> ○ Investment properties and second homes ○ Commercial, agricultural, and mixed -use properties ○ Rent to own
Purchase Price Limit	Same as SONYMA/FHA
Income Limits	<p>Up to 160% AMI</p> <p>In the event that all LMI applications have been exhausted, non-LMI applications may be considered in consultation with HTFC and in furtherance of the Action Plan.</p>
Pre-Closing Homebuyer Education & Counseling Requirements	<p>All applicants must complete homebuyer education with a HUD-approved housing counseling agency before closing.</p> <p>One-on-one housing counseling with a HUD-approved housing counseling agency is encouraged.</p>
Owner Occupancy	Required at purchase. If buyer sells within 10 years, they must sell to a household at or below 160% of AMI.
Flood Insurance	For elevated properties in the 100-year floodplain, must purchase and maintain flood insurance. The Program will file a Flood Insurance Restrictive Covenant that also notifies all future owners of their obligation to maintain flood insurance, per Federal requirements.

Program Structure	
Financing Structure	Grant
Grant Process	<ol style="list-style-type: none"> 1. Apply to RSHI and receive initial eligibility determination 2. With support from the Program, sign a contract to purchase a home within 6 months of eligibility determination (including letter with eligible amount) including: <ol style="list-style-type: none"> a. Find a lender and receive loan pre-approval. b. Work with a real estate professional to find a home to purchase. c. RSHI verifies that the home meets the Program's definition of Safe Housing. d. Negotiate with seller and enter a contract. 3. Program makes grant payment into escrow. 4. Close on home and sign a Grant Agreement with the Program.

Note: While RHC does not expect major deviations from these terms, they are subject to change.