

DELAWARE STATE HOUSING AUTHORITY
LIVE NEAR YOUR WORK (LNYW) PROGRAM
LENDER'S PARTICIPATION AGREEMENT

THIS LENDER'S PARTICIPATION AGREEMENT (this "Agreement") is made this ___ day of _____, 20___, by and between the Delaware State Housing Authority ("DSHA"), a Delaware public corporation, located at 18 The Green, Dover, Delaware 19901 and _____ ("Lending Institution"), a _____ banking corporation, with an address of _____.

WHEREAS, this Agreement is made in furtherance of DSHA's Live Near Your Work Program (the "LNYW Program"), which program is designed to support the Governor's Liveable Delaware initiative; and

WHEREAS, the LNYW Program is a cooperative partnership between the State of Delaware, local jurisdictions and employers to provide financial assistance to eligible employees to purchase homes in proximity to their places of employment; and

WHEREAS, under the LNYW Program, DSHA will provide grants toward down payment and settlement cost assistance to eligible employees, which grants will be at least matched by the employers and may also be matched by the local jurisdiction; and

WHEREAS, at the time of settlement, participating lenders will advance the down payment/ settlement cost assistance at closing and are subsequently reimbursed through DSHA, after DSHA has received the matching grants from the employers and local jurisdictions, if applicable.

NOW THEREFORE, in consideration of the mutual premises contained herein and intending to be legally bound hereby, the parties hereto agree as follows:

1. Pursuant to the LNYW Program, DSHA will receive from each employee-applicant a completed Transmittal of Loan Documentation for Compliance form, which form is attached hereto as **Exhibit "A,"** and accompanying documentation. For employee-applicants that are also applying for loans from Bank, such documentation will include the completed loan application from Bank and contact information for a representative of Bank. Based on the documentation, DSHA will determine if the employee-applicant is eligible for the LNYW Program and forward its decision to Bank.

2. If DSHA determines that an employee-applicant is not eligible for the LNYW Program, Bank may lend money to the employee-applicant, but Bank will have no expectation of down payment/ settlement cost assistance from DSHA under the LNYW Program and DSHA will not have additional involvement in the loan and home buying process.

3. If DSHA determines that an employee-applicant is eligible for the LNYW Program, then DSHA shall inform the employee-applicant and Bank. DSHA shall also notify the employee-applicant and Bank of the amount of the down payment/ settlement cost assistance from DSHA.

4. Bank shall be responsible for tracking the down payment/ settlement cost assistance from DSHA, the employer and local jurisdictions, if applicable, and making sure that such assistance is accurately reflected on the HUD-1 Settlement Sheet.

5. After a successful settlement for an employee-applicant in the LNYW Program, Bank shall submit a fully executed HUD-1 Settlement Sheet and a completed Live Near Your Work Program Request for Reimbursement form, which form is attached hereto as **Exhibit "B,"** to DSHA.

6. DSHA shall endeavor to forward to Bank within ten (10) business days of receipt of the matching assistance money from the employer and the local jurisdictions, if applicable, the down payment/ settlement cost assistance money for the settlement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under Seal as of the day and year aforesaid.

DELAWARE STATE HOUSING AUTHORITY

Witness

**Anas Ben Addi -
Director of Housing Finance**

Lending Institution:

Witness

(Lender Authorized Signature)
Name:
Title: