

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

FHLBANK
DALLAS

ALAMO TITLE COMPANY
GF 600015840094 PL

2024 DEED RESTRICTIONS (Homebuyer Equity Leverage Partnership Program)

Member FHFA ID Number

THE STATE OF TEXAS
COUNTY OF TARRANT

The undersigned, **Rocio Angeles** (Owner), is the owner of certain real property and improvements located at **1417 E. Richmond Ave in Fort Worth, Tarrant County, TX**, and more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes (the 'Property'). For value received, the adequacy and sufficiency of which are hereby acknowledged, Owner does hereby impress the Property with the following deed restrictions:

- For purposes of these restrictions, the following terms have the meaning indicated:
"Bank" means the Federal Home Loan Bank of Dallas
"Direct Subsidy" means the amount funded by the Bank for the benefit of Owner, for the purpose of assisting Owner in the purchase, construction, or purchase in conjunction with rehabilitation of the Property, which Direct Subsidy shall not exceed **\$20,000.00**.
"HELP" means the Homebuyer Equity Leverage Partnership Program of the Bank.
"Low- or Moderate-Income Household" means a household that has an income of 80% or less of the median income for the area, with the income limit adjusted for household size in accordance with the methodology of the applicable median income standard selected from those enumerated in the definition of "median income for the area," as defined at 12 CFR 1291.1, unless such median income standard has no household size adjustment methodology.
"Retention Period" means a period of five (5) years beginning on **April 26, 2024**.
- The Bank's Community Investment Department is to be given notice of any sale, transfer, assignment of title or deed, or refinancing of the Property by the household occurring prior to the end of the Retention Period.
- In the event of a sale, transfer, or assignment of title or deed during the retention period, the selling Owner shall repay to the Bank an amount equal to the lesser of: (i) a pro rata share of the direct subsidy, reduced by 1/60 for every month the seller owned the Property, or (ii) any net proceeds realized upon the sale, transfer, or assignment of title or deed of the Property, minus the HELP-assisted household's investment, unless the purchaser, transferee, or assignee is a low-or moderate-income household, or the amount subject to repayment is \$2500 or less.
- In the event of a refinancing during the retention period, the household shall repay to the Bank an amount equal to the lesser of: (i) a pro rata share of the direct subsidy, reduced by 1/60 for every month the occupying household has owned the Property, or (ii) any net

Exhibit A

Description of Property

Being Lot 25, in Block 59, of Highland Park, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in/under Volume 310, Page 60, Map Records, Tarrant County, Texas.

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