

RealtyAmerica.Org...

America's Best & Easiest Down Payment Gift Provider!

Down Payment Gift Program



Realty  
America.Org  
*The Easy Way Home!*

## Lenders, Realtors and Closing Agents:

The RealtyAmerica.Org Gift Program is operated by RealtyAmerica.Org, Inc., a non-profit organization recognized as tax-exempt under Internal Revenue Code Section 501 (c)(3). The RealtyAmerica.Org, Inc. is a public service charity that meets the requirements for a charitable organization, as referenced in the HUD Handbook 4155.1 Rev 4, Section 2-10 for FHA insured loans.

The down payment or closing costs are provided to the Homebuyer in the form of gift funds, which are wired directly to the Settlement/Closing Agent on the day of the settlement/closing. The gift—up to 5% of the purchase price—can be put toward a down payment or closing costs in connection with a home purchase. For higher gift amounts, RealtyAmerica.Org will make exceptions on a case-by-case basis. Please call us for more information.

## Why Use the RealtyAmerica.Org Down Payment Program?

- We are an established non-profit with a proven track record.
- Homes get sold with RealtyAmerica.Org.
- You can rest assured that we'll have the funds to complete your transaction.
- We'll have the funds at closing on time!

## Every month RealtyAmerica.Org helps:

- Loan officers close more transactions!
- Builders, Sellers and Realtors sell more homes!
- Individuals and families buy their own home... the easy way!

## Gift Program Guidelines

### How It Works

The RealtyAmerica.org Gift Program has a pre-existing pool of money that it uses to provide gift funds. Charitable contributions and program contribution fees support RealtyAmerica.Org, Inc. The assistance provided for Homebuyers does not come from the Builder/Seller from whom the relevant property is purchased. It comes from a pre-existing pool of money raised by RealtyAmerica.Org, Inc. RealtyAmerica.Org, Inc., does not receive any government funding.

To receive RealtyAmerica.Org gift funds, Homebuyers must:

- Get approval for a mortgage that allows a charitable organization to provide gift funds.
- Apply to our program.
- Purchase a home using our addendum.
- Have all information on our application submitted at least 48 hours prior to settlement.

The gift of down payment or closing costs will be sent directly to the Settlement Agent for the home purchase. The Settlement Agent must agree to return any gift funds not used toward the home purchase. The Settlement Agent must also agree to return the entire gift if the home purchase does not close.



## What Is The Builder/Seller Program Contribution Fee?

To participate in the RealtyAmerica.Org Gift Program, Builders/Sellers must agree to the terms of the addendum and pay a program contribution fee of up to 2.75% to 5.75% of the contract sale price. This ensures the continued funding of our program. Builders have the option of saving 0.25% of their fee in our Volume Discount Programs. If a gift above 5% is needed, please call us for more information. The Builder/Seller is not obligated to pay the program contribution fee until settlement, and does not have to pay the fee if the home sale does not close.

*(Continued on next page)*

## What Is The Builder/Seller Program Contribution Fee? (con't.)

- The program contribution fee paid by the Builder/Seller ensures the viability of our program so that we can provide future gift funds to people who need down payment assistance.
- The amount of the program contribution fee is equal to the amount of the gift plus 0.75%. For example, a 3% gift equals a 3.75% fee.
- The gift assistance provided to the Buyer does not come from the Builder/Seller. The down payment or closing costs funds come from pre-existing gift program funds.
- The Builder/Seller is not obligated to pay the program contribution fee until the closing is complete.
- Builders/Sellers can receive volume discount pricing on our program contribution fees. After only five transactions your fee will be reduced to 0.25% above the gift amount and will stay at the lower rate as long as you maintain a minimum of five transactions per year.

Therefore, Builders/Sellers can offer their homes to a larger audience of potential Buyers with no obligation to pay the program contribution fee if acceptable terms are not reached or a closing does not take place.

## What You Need

We have two forms that must be completed and sent to RealtyAmerica.Org at least 48 hours prior to closing.

### 1. Gift Program Application

We understand that the homebuying process is just that... a process. We've designed our application so that it can be updated online as your Homebuyer moves through the process. This also allows you to check the status of your Homebuyers application online, 24 hours a day, 7 days a week.

### 2. Signed Contract Addendum

The Contract Addendum can be found at [www.RealtyAmerica.Org](http://www.RealtyAmerica.Org) in the forms library. This critical document must be included in the purchase contract and signed by both Buyer and Seller. Once signed, the addendum should be sent to RealtyAmerica.Org for signature. Upon receiving the signed addendum, schedule the closing as usual. The settlement agent should forward the wiring instructions to RealtyAmerica.Org. Gift funds will be wired directly to the Settlement Agent's escrow account on the day of settlement.



***It's that easy!***

## Terms, Conditions and Limitations:

- Our program is for low- to moderate-income Homebuyers. We offer gifts in our program for homes valued up to \$300,700 or up to \$578,150 for multi-unit properties.
- For FHA 203K loans, the gift funds and service fee are based on the home's future appraised value.
- The Lender or Realtor cannot pay the program contribution fee. The Builder/Seller must pay the program contribution fee.
- Homebuyers do not have to be first-time buyers. RealtyAmerica.Org has helped many homeowners who need down payment gifts to buy their next home.
- Homebuyers can buy a home with 0% down payment and/or closing costs.
- Homes purchased through The RealtyAmerica.Org Gift Program must be owner-occupied.
- RealtyAmerica.Org does not restrict the types of loan programs that its Homebuyers use, as long as the program allows gift funds.
- RealtyAmerica.Org is not a Lender and does not provide or fund mortgage loans.
- The RealtyAmerica.Org Gift Program can be used with other down payment assistance programs.
- Real Estate Agents, Lenders and Settlement Agents do not have to be registered with RealtyAmerica.Org to assist Homebuyers who use our program.
- The Gift Program Application and Addendum Form must be filled out completely and sent to RealtyAmerica.Org. Incomplete or late applications may be delayed or turned down.
- RealtyAmerica.org strongly recommends that Homebuyers who use this program attend a HUD-approved Homebuyer's class. This is not a requirement at this time due to the limited availability of these classes in many parts of the country.

# **RealtyAmerica.Org**

## **Gift Application Instructions**

### **Initial Application**

Please fill out all items on the application as thoroughly as possible. Click on the submit button and your application will be submitted.

The items with the asterisks (\*) are required to submit the initial application. If you do not have some of the required information such as an email address, please type “none” in the space provided. All other information on this application can be submitted online at a later date.

### **Changes or Additions To Initial Application**

Once submitted, you will have access to your application on our website status page, which you can check anytime you choose. All you have to do is click on the application status tab in the upper left-hand corner of your screen. On the status page you will also be able to add information to your initial application or make changes to the information previously submitted.

If you are changing information on your application or adding information to your application , fill in the correct or new information and click on the submit button.

# REALTYAMERICA.ORG

2040 HWY A1A, SUITE 206 ♦ INDIAN HARBOUR BEACH, FL 32937 ♦ 888-708-6005

## GIFT APPLICATION

Buyer hereby applies for gift funds as a "Qualified Buyer" under the RealtyAmerica.Org Gift Program.

\*BUYER: \_\_\_\_\_ S.S. # \_\_\_\_\_

\*CO-BUYER \_\_\_\_\_ S.S. # \_\_\_\_\_

\*BUYER'S CURRENT ADDRESS: \_\_\_\_\_

\*HOME PHONE: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ \*WORK PHONE (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

\*EMAIL \_\_\_\_\_ \*FAX (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

BUYER'S REAL ESTATE AGENT/FIRM: \_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ EMAIL \_\_\_\_\_

SELLER (S): \_\_\_\_\_

SUBJECT HOME ADDRESS: \_\_\_\_\_

SUBJECT HOME CITY STATE, ZIP: \_\_\_\_\_

PURCHASE PRICE: \$ \_\_\_\_\_ \*\* GIFT AMOUNT: 2% 3% 4% 5% Other

GIFT AMOUNT (\$) \_\_\_\_\_ CLOSING DATE: \_\_\_\_\_

SELLER'S REAL ESTATE AGENT/FIRM: \_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ EMAIL \_\_\_\_\_

LENDER AND LOAN AGENT: \_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ EMAIL \_\_\_\_\_

SETTLEMENT/ CLOSING AGENT: \_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ EMAIL \_\_\_\_\_

ESCROW ACCOUNT INFORMATION (WIRING INSTRUCTIONS): \_\_\_\_\_

BANK NAME \_\_\_\_\_

ACCOUNT#: \_\_\_\_\_ ABA (ROUTING #): \_\_\_\_\_

\*HOW DO YOU WANT TO BE NOTIFIED OF YOUR ACCEPTANCE? U.S. MAIL EMAIL FAX

Funds provided by Realty America.Org are a Gift, not a loan. There are NO liens recorded against your property and there is NO expectation of repayment of this gift of funds.

\*\* Gift amounts exceeding 5% of purchase price require special consideration please contact RealtyAmerica.Org

# ADDENDUM TO CONTRACT

Addendum "A" to Contract dated \_\_\_\_\_ between

\_\_\_\_\_ (SELLER)

And \_\_\_\_\_ (BUYER)

Regarding the property known as:

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BUYER and SELLER agree to the following terms and conditions:

- RealtyAmerica.Org, Inc. is a charitable organization whose intent is to promote home ownership in the United States of America.
- Seller agrees to accept buyer's terms for financing utilizing an eligible loan program that allows charitable gifts from RealtyAmerica.Org.
- Seller agrees to pay a Program Contribution fee of (initial one) \_\_\_\_\_ 2.75%, \_\_\_\_\_ 3.75%, \_\_\_\_\_ 4.75%, \_\_\_\_\_ 5.75%, \_\_\_\_\_ Other \_\_\_\_ % of the sales price to RealtyAmerica.Org.
- Seller recognizes and agrees that this Program Contribution Fee is not to be used to provide gift funds to the Buyer for the subject property and the gift funds are derived from pre-existing RealtyAmerica.Org Gift Program Funds.
- Seller understands RealtyAmerica.Org intends to gift an amount equal to (initial one) \_\_\_\_\_ 2%, \_\_\_\_\_ 3%, \_\_\_\_\_ 4%, \_\_\_\_\_ 5%, \_\_\_\_\_ Other \_\_\_\_ % of sales price to Buyer.
- Seller understands that they are under no obligation to pay the Program Contribution Fee if the Buyer using the RealtyAmerica.Org Program does not purchase the home. The seller agrees to pay the Program Contribution Fee upon successful settlement/closing.
- The Settlement/Closing Agent is hereby instructed to retain and forward the Program Contribution Fee to RealtyAmerica.Org upon successful completion of settlement/closing.
- The Seller instructs the settlement/closing agent to return any gift funds not used by Buyer to RealtyAmerica.Org.
- Buyer and RealtyAmerica.Org understand and agree that no repayment of the gift funds is expected now or any time in the future.
- RealtyAmerica.Org strongly recommends the buyer obtain an independent Home Inspection and attend a HUD approved homebuyer's counseling class.
- RealtyAmerica.Org, however, does not require these items to allow this Gift of funds.
- Buyer(s) acknowledge RealtyAmerica.Org does not warrant the subject property in any way.
- No changes may be made to the pre-printed text of this addendum without prior consent from RealtyAmerica.Org.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Date: \_\_\_\_\_

RealtyAmerica.Org: \_\_\_\_\_

**Please Print Clearly**

Date: \_\_\_\_\_

Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-Mail Address \_\_\_\_\_

**Gift Program Supplies**

**Quantity**

Booklet \_\_\_\_\_

Homebuyer Brochure \_\_\_\_\_

\*Spanish Homebuyer Brochure \_\_\_\_\_

Sign Riders (Limited to 3) \_\_\_\_\_

**Please fax the completed form to RealtyAmerica.Org at 321-777-3812. Supplies can also be ordered online at [www.realtyamerica.org](http://www.realtyamerica.org).**

\*The Homebuyer brochure for the RealtyAmerica.Org Gift Program is the only publication available in Spanish at this time.

**FOR INTERNAL USE ONLY** Date Shipped: \_\_\_\_\_

Weight: \_\_\_\_\_



  
**Realty  
America.Org**

*The Easy Way Home!*

**321.777.HOME (4663) | p**

321.777.3812 | f

888.708.6005

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Indian Harbour Beach, FL 32937

**[www.RealtyAmerica.org](http://www.RealtyAmerica.org)**