

AmeriDream...
America's Largest Down Payment Gift Provider!
HELPING OVER 4,000 FAMILIES BUY A HOME EACH MONTH



AMERIDREAM[®]

INCORPORATED

Downpayment Gift Program

Your Key to the American Dream...





AMERIDREAM[®]
INCORPORATED

18310 Montgomery Village Ave., Third Floor
Gaithersburg, MD 20879
P: 301-977-9133
F: 301-977-9713
www.ameridream.org

Lenders, Real Estate Brokers and Closing Agents:

Many people dream of owning a home but don't think it's possible because they lack the resources for a down payment. AmeriDream—America's #1 monthly provider of down payment and closing cost assistance—helps break this barrier to homeownership by providing the down payment for people who don't have those resources themselves, helping thousands of people become homeowners each month.

Several similar programs have sprung up, but AmeriDream is the down payment program to use. Here's why:

- We are an established non-profit with a proven track record.
- Homes get sold with AmeriDream.
- We've invested more than \$1 million to build our solid infrastructure.
- You can rest assured that we'll have the funds to complete your transaction.
- Most importantly, we'll have the funds at closing on time!

Every month AmeriDream helps:

- Loan officers close more transactions!
- Builders, sellers and real estate agents sell more homes!
- Thousands of individuals and families buy their own homes and start living the American Dream!

The AmeriDream Downpayment Gift Program is operated by AmeriDream, Inc., a non-profit, publicly supported organization that is tax-exempt under Internal Revenue Code Section 501(c)(3). AmeriDream, 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 assistance is 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 the down payment or closing costs in connection with the home purchase. For higher gift amounts, AmeriDream will make exceptions on a case-by-case basis. Please call us for more information.

The AmeriDream Downpayment Gift Program is not just for first-time homebuyers. Our program has assisted many homeowners in the purchase of their next home, as well. We only require two forms for each gift request, and there are no application requirements for lenders, real estate agents or closing agents. AmeriDream is the best program around. We're an established, reliable non-profit charity that is helping thousands of people every month to start living the American Dream.

Thank you,
The AmeriDream, Inc. Team

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Gift Program Guidelines

The AmeriDream Downpayment Gift Program is for low- to moderate-income homebuyers who need financial assistance in connection with a home purchase. This program is operated by AmeriDream, Inc., a non-profit, publicly supported organization that is tax-exempt under Internal Revenue Code Section 501(c)(3). Our Tax ID number (52-2145694) is required for FHA loans.

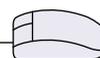
How It Works

AmeriDream, Inc. has a pre-existing pool of money that it uses to provide gift funds. The assistance provided for homebuyers does not come from the builder/seller from whom the relevant property is purchased. It comes from this pre-existing pool of money raised by AmeriDream. AmeriDream, Inc. does not receive any government funding.

To receive AmeriDream gift funds, a homebuyer must:

- Purchase a home enrolled in The AmeriDream Downpayment Gift Program;
- Get approval for a mortgage that allows a charitable organization to provide gift funds; and
- Submit the request at least 24 hours prior to settlement.

The gift will be sent directly to the settlement/closing agent for the homebuyer's down payment or closing costs in connection with the home purchase. The homebuyer must agree to return any gift funds not used toward the home purchase. The homebuyer must also agree to return the entire gift if the home purchase is not completed.



How to Qualify

To enroll a home in The AmeriDream Downpayment Gift Program, builders/sellers must agree to the terms of the Seller Enrollment Form and pay a service fee up to 5.75% of the contract sale price. The service fee ensures the continued viability of our program. Builders/sellers have the option of enrolling their homes in AmeriDream's Gold, Silver or Bronze Programs. By purchasing a home in the Gold Program, homebuyers are eligible to receive up to 5% of the home's purchase price to apply toward their down payment or closing costs; with the Silver Program, homebuyers are eligible to receive up to 3%; and with the Bronze Program, homebuyers are eligible to receive up to 2%. If a gift above 5% is needed, please call us for more information. The builder/seller is not obligated to pay the service fee until after settlement, and does not have to pay the fee if the home sale does not close.

Builders may also receive special volume discount pricing on our service fees by enrolling in the Builder's Edition of The AmeriDream Downpayment Gift Program. For more information, contact your local AmeriDream representative, whom you can find on our website at www.ameridream.org.

The Paperwork

The following forms must be completed and faxed to AmeriDream, Inc.

- Downpayment Gift Program Application
- Signed Seller Enrollment Form

Use our online application, or fax all completed forms to AmeriDream at 301-977-9713.

The forms must be submitted at least 24 hours prior to settlement/closing. AmeriDream is not responsible for settlements/closings that are delayed as a result of late, incomplete or incorrect paperwork.

Upon receiving all completed forms and documents from the mortgage company, AmeriDream will review the homebuyer's application. Approval of each application is at the discretion of AmeriDream, Inc. After the homebuyer's application and the Seller Enrollment Form are approved, and AmeriDream receives the Settlement Agent Confirmation from the settlement/closing agent, AmeriDream will wire the down payment gift directly to the settlement/closing agent's escrow account on the day of settlement.

*That's it!
It's that simple!*

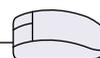


Terms, Conditions & Limitations:

Because AmeriDream's program is for low- to moderate-income homebuyers, we enroll homes in our program that are valued up to \$322,700 or up to \$620,500 for multi-unit properties.

- AmeriDream gift funds may be used for FHA 203(K) loans.
- The builder/seller pays the service fee. The lender or real estate agent cannot pay the service fee.
- Homebuyers do not have to be first-time purchasers. AmeriDream has provided gifts to homeowners who need down payment assistance to purchase their next home.
- Homebuyers often are not required to make a cash contribution toward their home purchase. In many cases, they can purchase a home with no additional down payment and/or closing costs.
- Homes purchased through The AmeriDream Downpayment Gift Program must be owner-occupied.
- AmeriDream, Inc. imposes no restrictions on the types of loan programs that its homebuyers use, as long as the loan programs allow gift funds.

- AmeriDream, Inc. is not a lender and does not provide nor fund mortgage loans.
- The AmeriDream Downpayment Gift Program can be used in conjunction with other down payment assistance programs.
- Real estate agents, lenders and settlement/closing agents need not be registered with AmeriDream, Inc. to assist homebuyers who use our program.
- The Downpayment Gift Program Application and Seller Enrollment Form may be submitted online or completed by hand and faxed to AmeriDream. Incomplete or late applications may be delayed or turned down.
- AmeriDream, Inc. strongly recommends that homebuyers who use the Downpayment Gift Program attend a HUD-approved homebuyer's class. This is not currently a requirement, due to the limited availability of these classes in many parts of the country.



Purchaser Information:

Last Name: _____
 First Name: _____
 Social Security Number: _____
 Combined Annual Income: _____

Co-Purchaser Information:

Last Name: _____
 First Name: _____
 Social Security Number: _____
 Tentative Settlement Date: _____

Information for Monitoring Conformance to Equal Credit Opportunity, Fair Housing and Home Mortgage Disclosure Laws. The Lender is required to provide the following information in the exact manner that it appears.

Borrower:	<input type="checkbox"/> American Indian or Alaskan Native	<input type="checkbox"/> Asian or Pacific Islander	<input type="checkbox"/> Hispanic	<input type="checkbox"/> Male
	<input type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Other	<input type="checkbox"/> Female
Co-Borrower:	<input type="checkbox"/> American Indian or Alaskan Native	<input type="checkbox"/> Asian or Pacific Islander	<input type="checkbox"/> Hispanic	<input type="checkbox"/> Male
	<input type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Other	<input type="checkbox"/> Female

Property Information:

Address 1: _____
 Address 2: _____
 City: _____
 State: _____ Zip: _____

Seller(s):

Name: _____
 Co-Name: _____

Mortgage Information:

Company Name: _____
 Address: _____
 Suite: _____
 City: _____
 State: _____ Zip: _____
 Phone: _____ Fax: _____
 Contact Name: _____
 Contact Phone: _____ Ext. _____
 Contact Fax: _____
 Contact E-mail: _____

Financial Information:

Contract Price: _____
 Gift Percentage: 5% 3% 2% Other
 Requested Gift Amount: _____
 Loan Type: FHA Conventional VA

Builder:

Builder Name: _____
 Builder ID#: _____

Settlement Information:

Company Name: _____
 Address: _____
 Suite: _____
 City: _____
 State: _____ Zip: _____
 Phone: _____ Fax: _____
 Contact Name: _____
 Contact Phone: _____ Ext. _____
 Contact Fax: _____
 Contact E-mail: _____

By accepting the gift from AmeriDream, Inc., I/We hereby authorize AmeriDream, Inc. to obtain a copy of my/our consumer credit report, and to receive and use financial information about me/us. I/We further authorize my/our lender to release my/our mortgage documents to AmeriDream, Inc.

Purchaser Signature: _____ Date: _____
 Purchaser Signature: _____ Date: _____



FAX TO: 301-977-9713



Use our online application and check the status of your application at www.ameridream.org

Dear Homebuyer:

AmeriDream, Inc. congratulates you on your decision to purchase a home. Because of your efforts, you may soon be enjoying the title of "homeowner."

After AmeriDream, Inc., receives the required paperwork from your Lender, we will transfer your gift to your Settlement/Closing Agent on the day of your scheduled closing. We will be providing you with a gift in the amount of \$ _____ to use toward the purchase of your home. This money comes directly from AmeriDream, Inc.'s own funds. No portion of this gift has come from any person or entity with an interest in the sale of the property, including the seller, real estate agent or broker, builder, loan officer or any entity associated with them.

Please read the following certification carefully before you sign this letter.

Purchaser Certification:

I/We, the purchaser(s), certify and attest that I/we have completed all of the necessary requirements to qualify me/us for The AmeriDream Downpayment Gift Program and to purchase a home enrolled in the Program. I/We recognize and understand that AmeriDream, Inc., is under no obligation to provide me/us with a gift. I/We further recognize and understand that funds are subject to availability, and that funds and settlement may be delayed through circumstances beyond the control of AmeriDream, Inc. I/We further hold AmeriDream, Inc., harmless from any costs and/or damages that may be incurred from any delays due to AmeriDream, Inc.'s funding of this gift.

I/We instruct the Settlement/Closing Agent to use the AmeriDream, Inc., gift towards the property located at _____ (address), _____ (city, state, zip) (referred to herein as your or my/our "home").

I/We recognize and understand that closing instructions may call for the release of and/or disbursement of the gift funds to AmeriDream, Inc., in the event that closing is terminated. We recognize and understand that in the event that I/we are unsuccessful in closing at our scheduled time of settlement/closing and/or that I/we are unsuccessful in obtaining a loan, I/we authorize the Settlement/Closing Agent to immediately return all the gift funds to AmeriDream, Inc.

I/We hereby agree to diligently pursue a loan, sign all required AmeriDream, Inc. forms and follow all lender instructions. I/We further acknowledge that AmeriDream, Inc., does not warrant the subject property in any way, written or implied. I/We understand and agree that I/we are under no obligation, in any way, to repay any amount of the gift from AmeriDream, Inc., if used for the purchase of my/our home.

Purchaser _____ Date _____

Purchaser _____ Date _____

Ann Ashburn
Chief Executive Officer
AmeriDream, Inc.
18310 Montgomery Village Ave., Third Floor
Gaithersburg, MD 20879
301-977-9133

Please Retain For Your Records



I/We, _____, "Seller", hereby enter into this agreement on _____ [date] with AmeriDream, Inc., to enroll into The AmeriDream Downpayment Gift Program the property known as _____ (street address), located in _____ (city, state, zip).

AmeriDream, Inc. ("AmeriDream") is a charitable organization whose purpose is to promote homeownership in the United States. The above-named Seller requests that the subject property be qualified as an enrolled home in The AmeriDream Downpayment Gift Program ("The Downpayment Gift Program"). The Seller's acceptance of the following condition shall qualify the subject property as an enrolled home in The AmeriDream Downpayment Gift Program, eligible to be purchased by a Homebuyer utilizing gift funds from that Program:

- Seller shall accept any financing, loan terms and loan programs that allow the buyer of Seller's property (the "Purchaser") to utilize the down payment gift funds offered by AmeriDream.

In consideration of AmeriDream enrolling Seller's property in the Program, the Seller agrees to pay a service fee to AmeriDream, after the successful completion of settlement/closing on the enrolled home, in the amount of \$ _____. The Seller understands and agrees that the service fee will be used by AmeriDream to provide gifts to future purchasers, and will not be used toward any down payment or closing cost assistance to the Homebuyer. The gift funds received by the Homebuyer from AmeriDream shall be paid from pre-existing AmeriDream funds. The Seller recognizes that he or she is under no obligation to pay the service fee if the Homebuyer using The AmeriDream Downpayment Gift Program does not, in fact, purchase the Seller's home.

Check One: Gold (5.75% Service Fee) Silver (3.75% Service Fee) Bronze (2.75% Service Fee) Other

The Seller shall instruct the settlement/closing agent to retain the service fee from Seller's proceeds, and to forward the service fee to AmeriDream, after the successful completion of settlement/closing on the enrolled home. The Seller understands that the Settlement/Closing Agent will immediately return to AmeriDream any gift funds in excess of those actually used by the Homebuyer for the purchase of the subject property.

The Seller understands that AmeriDream's service fee may be tax deductible as a selling expense, depending upon the seller's personal circumstances, and understands that AmeriDream recommends that the Seller consult a tax advisor in this regard. The Seller further acknowledges that the AmeriDream service fee is a fee for service, and is not a charitable contribution.

No changes may be made to the pre-printed text of this Agreement, without the prior written consent from AmeriDream.

Agreed and Accepted:

Seller: _____ Date: _____

Seller: _____ Date: _____

Purchaser Name _____



Ann Ashburn
 CEO
 AmeriDream, Inc.
 18310 Montgomery Village Ave., Third Floor
 Gaithersburg, MD 20879

FAX TO: 301-977-9713



PLEASE PRINT CLEARLY

Date: _____

Company Name: _____

Contact Name: _____

Street Address: _____

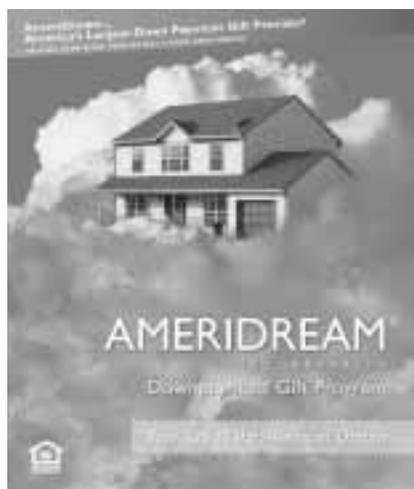
City, State, Zip: _____

Telephone Number: _____ E-mail Address: _____

DOWNPAYMENT GIFT PROGRAM SUPPLIES

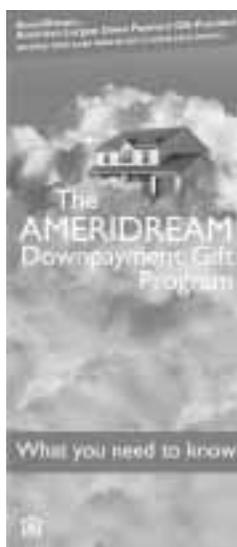
PROGRAM BOOKLET

Quantity _____



BROCHURE

Quantity _____



*SPANISH HOMEBUYER BROCHURE

Quantity _____



SIGN RIDERS (Limit 10)

Quantity _____

Please fax the completed form to AmeriDream at 301-977-9713. Supplies can also be ordered online at www.ameridream.org.

*The homebuyer brochure for the Downpayment Gift Program is the only publication available in Spanish at this time.



FOR INTERNAL USE ONLY

Date Shipped: _____

Weight: _____



Use our online application and check the status of your application at www.ameridream.org