



Amount of Gift: \$0000.00
Source of Gift: Assets for Independence Grant Funds and/or State of Oregon
Individual Development Account Grant Funds

Conditions of Gift

CASA of Oregon operates an Individual Development Account program. Joe Shmoe has been a participant in this project since 5/31/2013 and is eligible for matching gift funds at a ratio of 3 to 1.

Joe Shmoe has deposited \$3000 into his/her Individual Development Account and completed all other project requirements, such as financial education and asset-specific training. Eligible uses of match funds include usual costs of acquiring a first home, including "reasonable settlement, financing or other closing costs." The following is the Federal and State legislative references pertaining to these funds:

COMMUNITY OPPORTUNITIES, ACCOUNTABILITY, AND TRAINING AND EDUCATIONAL SERVICES ACT OF 1998, Public Law 105-285, 105th Congress. TITLE IV-- ASSETS FOR INDEPENDENCE . Assets for Independence Act. 42 USC 604
<http://www.acf.hhs.gov/programs/ocs/resource/afi-legislation-0#SEC403PURPOSES> and Oregon Revised Statutes
<http://www.oregonlaws.org/ors/458.685>

404(8)(B)

(B) FIRST-HOME PURCHASE.--Qualified acquisition costs with respect to a principal residence for a qualified first-time homebuyer, if paid from individual development account directly to the persons to whom the amounts are due. In this subparagraph:

(i) PRINCIPAL RESIDENCE.--The term "principal residence" means a main residence, the qualified acquisition costs of which do not exceed 120 percent of the average area purchase price applicable to such residence.

(ii) QUALIFIED ACQUISITION COSTS.--The term "qualified acquisition costs" means the costs of acquiring, constructing, or reconstructing a residence. The term includes any usual or reasonable settlement, financing, or other closing costs.

Additional Conditions of Funds:

Match funds are never paid directly to the individual. The qualified withdrawal of match funds, from the IDA or the parallel account, is disbursed to an appropriate third party, such as the settlement agent, not to the purchaser.



Confirmation of No Financial Interest

CASA of Oregon has no financial interest in any home purchase by **Joe Shmoe**. CASA of Oregon is not engaged in any activity requiring approval, per definition of approved nonprofits. CASA of Oregon's sole interest in this home purchase is to provide gift assistance in fulfillment of the terms and conditions of its AFI and ORIDA grants.

CASA of Oregon is not required to be approved because it does not engage in any of the following activities that require approval:

- Act as a mortgager using FHA mortgage insurance
- Purchase HUD homes at a discount
- Provide secondary financing;

References:

- HUD Handbook 4000.1, pp. 270 and following on allowable sources and documentation of gifts, including gifts from charitable organizations. Effective date 9/14/2015. 4000.1 incorporates relevant sections of HUD Handbook 4155.1 Chapter 1: Underwriting the mortgage, Section 1-5 Non profit organizations and state and local government agencies
- Definition of Approved Non-Profit from Non Profit Program Guidelines http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/np/sf_np_guideln
- FAQ on Approved Nonprofits: <http://portalapps.hud.gov/FHAFAQ/controllerServlet?method=showPopup&faqId=1-6KT-2017>
- Nonprofit Program Guidelines: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/np/sf_np_guideln

For additional information, or questions regarding this account, please contact Rebekah Barger via email at rebekah@casaoforegon.org or by phone at 503-537-0319 x313.

Sincerely,

Rebekah Barger
Family Economic Opportunity Program Director
CASA of Oregon