



# Neighborhood Stabilization Program Homebuyer Risk Indicators

For each homebuyer receiving assistance under the Neighborhood Stabilization Program (NSP) the subrecipient should complete the following information and it must be made part of the project file.

Subrecipient Name Address, City and State Zip

Contact Name/Title Phone Number Email Address

Homebuyer name Address, City and State Zip

Homebuyer name 2 Phone Number Email Address

**Property Address:**

Property Address

City State Zip County

## Homebuyer Risk Indicators

If in the review of the buyer's documents you check any of the following risk indicators, recommend the buyer to a one-on-one homebuyer counseling appointment with a Homeownership Counselor or provide direct guidance on the risk indicators identified. All homebuyers must receive the 8 hour Homebuyer Counselor training regardless of the risk indicators addressed here.

Check here if the first mortgage loan is not a standard A paper product (e.g. FHA, RD, VA, Fannie or Freddie).

Check here if the first or second mortgage loan is an ARM, Interest only, or incorporates a balloon payment.

Check here if the first mortgage loan is a High Priced Mortgage Loan (HPML). For purposes of this section, a higher-priced mortgage loan is a consumer credit transaction secured by the consumer's principal dwelling with an annual percentage rate that exceeds the average price offer rate for a comparable transaction as of the date the interest rate is set by 1.5 or more percentage points for loans secured by a first lien on a dwelling, or by 3.5 or more percentage points for loans secured by a subordinate lien on a dwelling. FDIC Average Price Offer Rate web site:

<http://www.ffiec.gov/ratespread/YieldTableFixed.CSV>

Homebuyer was referred to meet with: \_\_\_\_\_ Agency: \_\_\_\_\_ Date: \_\_\_\_\_

Risk indicators reviewed and discussed with homebuyer: Counselor or Subrecipient name : \_\_\_\_\_

Date of one-on-one session with Homebuyer: \_\_\_\_\_

Changes recommended to homebuyer's transaction: \_\_\_\_\_

No Changes recommended to homebuyer's transaction: \_\_\_\_\_

Attach supporting documentation if applicable

\_\_\_\_\_  
Counselor or Subrecipient signature

\_\_\_\_\_  
Date