



# Federal Home Loan Bank of Des Moines Homeownership Repayment Calculator Instructions

## Introduction

Subsidy awards from the Competitive Affordable Housing Program (AHP) and Down Payment Programs (DP) including but not limited to Home\$tart®, Home\$tart® Plus, the Native American Homeownership Initiative (NAHI), and the Homeownership Fund (HOF), used for purchase, purchase in conjunction with construction or purchase in conjunction with rehabilitation of an owner-occupied unit are subject to a Retention Agreement. The retention period is five years from the executed date of the Deed Restriction on the subsidy-assisted unit.

The *Repayment Calculator* determines the repayment amount of an AHP/DP subsidy award due from the homeowner when their subsidy-assisted unit is sold or refinanced, or its title/deed is transferred or assigned, during the AHP five-year retention period. It calculates the subsidy repayment based on net proceeds and household's investment.

In the case of a sale, transfer, assignment of title or deed or refinancing of the unit prior to the end of the retention period, an amount equal to a pro rata share of the subsidy that financed the purchase, construction, or rehabilitation of the unit, reduced for every month the seller owned the unit, shall be repaid to the Federal Home Loan Bank of Des Moines (FHLB Des Moines) from any net proceeds, realized upon the sale or refinancing.

FHLB Des Moines shall be repaid the lesser of:

- a. The subsidy, reduced on a pro rata basis per month; or,
- b. Any net proceeds from the sale, transfer, or assignment of title or deed of the unit or the refinancing, as applicable, minus the subsidy-assisted household's investment.

Step	Line Reference	Instructions for <i>Repayment Calculator</i>
1		<p>Determine when to use the <i>Repayment Calculator</i>.</p> <p>Use the <i>Repayment Calculator</i> for these events - <b>repayment may be required</b>:</p> <ul style="list-style-type: none"> <li>✓ Unit is sold, transferred, or assigned within the 5-year retention period.</li> <li>✓ Property is refinanced within the 5-year retention period &amp; is no longer subject to a retention agreement.</li> </ul> <p>Do not use the <i>Repayment Calculator</i> for these events - <b>no repayment is required</b>:</p> <ul style="list-style-type: none"> <li>✗ Property was a rehabilitation of an owner-occupied unit without a purchase. Beginning 1/1/2020, owner-occupied rehabilitation units are no longer subject to a retention agreement and can be released at any time. Contact us for information.</li> <li>✗ The unit was assisted with a permanent mortgage loan funded by an AHP subsidized advance. Contact us for information.</li> <li>✗ New purchaser's income is at or below 80% of area median as determined by <u>actual income</u>. Complete the <a href="#">Request for Forgiveness of Repayment</a> form. If income is not available, use the Repayment</li> </ul>



		<p>Calculator to determine whether the sale qualifies for forgiveness due to proxy (Section B of this calculator).</p> <ul style="list-style-type: none"> <li>✗ Refinancing where the unit remains subject to a retention agreement. Complete the <a href="#">Subordination Agreement</a>.</li> <li>✗ Foreclosure or transfer by deed-in-lieu of foreclosure. Complete the <a href="#">Notice of Foreclosure or Death of a Borrower</a>.</li> <li>✗ Assignment of a Federal Housing Administration first mortgage to HUD. Contact us for more information.</li> <li>✗ Death of the subsidy-assisted homeowner. Complete the <a href="#">Notice of Foreclosure or Death of a Borrower</a>.</li> </ul>
--	--	--

**Section A: Associating the subsidy award to an FHLB Des Moines AHP/DP program(s)**

2		<p>Enter homeowner details in all shaded cells in the <i>Repayment Calculator</i>.</p> <p>The Retention Agreement may be in the following forms:</p> <ol style="list-style-type: none"> <li>a. Deed Restriction that identifies a <b>Lender</b> other than FHLB Des Moines.</li> <li>b. Deed of Trust or Mortgage with FHLB Des Moines or FHLB Seattle identified as <b>Beneficiary</b>.</li> </ol> <p>If a Lender is named in a Deed Restriction, they are responsible for the release of the Retention Agreement. The Lender is responsible for assisting the preparer in determining the need for repayment of the subsidy award and providing repayment to FHLB Des Moines. If the Federal Home Loan Bank of Des Moines (or Seattle) is named as Beneficiary, FHLB Des Moines will provide a release.</p> <p>The preparer will need to provide a release form applicable to the jurisdiction for signature by the Lender or Beneficiary.</p>
	Line 1 – 6	Enter homebuyer and property details.
	Line 7	Select <b>Event Type</b> . Required fields will become available based on the selected <b>Event Type</b> .

**Section B: HUD Exchange – HOME Homeownership Value Limits (Proxy Determination)**

3		<p>This section is only available on sales, transfers and assignments. Complete Section B if prompted.</p>
	Line 1 – 2	Select <b>County Name</b> and <b>Number of Units</b> from the drop-down menu.
	Line 3	Enter <b>Sales Price of Property</b> from the current transaction’s Closing Disclosure (Block K, Line 01 (K.01)) on page 3. Closing Disclosure from the current transaction and recorded deed restriction are required for Section B.



Summaries of Transactions		
<b>SELLER'S TRANSACTION</b>		
Due to Seller at Closing		\$274,668.86
01 Sale Price of Property	\$274,500.00	←
02 Sale Price of Any Personal Property Included in Sale		
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09 City/Town Taxes 01/01/20 to 02/05/20		\$79.29
10 County Taxes 01/01/20 to 02/05/20		\$89.57
11 Assessments to		

Line 4

The **Forgiven Based on Proxy** line compares the sales price of the property to the HUD Home Value Limit (value limit). If the sales price is at or below the value limit, it is assumed that the property has been sold to a subsequent household whose income is at or below 80% of area median income as determined by proxy:

- a) If the **Forgiven Based on Proxy** is YES, no repayment is due. Preparer may skip Section C and D of the *Repayment Calculator* and resume on Section E.
- b) If the **Forgiven Based on Proxy** is NO, preparer should continue with Section C of the *Repayment Calculator*.

**Section C: Unforgiven Subsidy Amount (Pro Rata Calculation)**

4

Section C automatically calculates the pro rata repayment amount based on the original date of the Retention Agreement and the Payoff Date (date of sale, transfer, assignment or refinance). The repayment is calculated on a monthly basis with 1/60th of the subsidy forgiven for each full month the borrower owns the home. Months are based on a 365-day year\* and are calculated from the date of the loan closing to the corresponding date one month later. No forgiveness will be recognized for partial months.

$$\text{Pro Rata Subsidy Amount} = \left(1 - \frac{\# \text{ of Months Household Owned Home}}{\text{Retention Period (60 months)}}\right) \times \text{Original AHP Subsidy}$$

\*Calculation does not account for leap year.

Complete Section C if prompted.

Line 1 - 2

Enter **Original Amount of AHP Subsidy** & **Date the Retention Agreement** was made from the recorded deed restriction.

Line 3

Enter the closing date in the **Date Property Sold/Refinanced** line from the current transaction's Closing Disclosure to determine if there is any time remaining. Closing Disclosure from the current transaction and recorded deed restriction are required for Section C.

Line 4 - 5

**Time Remaining** and **Amount Forgiven per Month** will automatically calculate based on inputs in lines 1 - 3.



Line 6		<p>The <b>Unforgiven Subsidy Amount</b> line automatically calculates the pro rata subsidy amount:</p> <ol style="list-style-type: none"><li>a. No Repayment is due. Preparer may skip Section D of the <i>Repayment Calculator</i> and resume on Section E if any of the following apply:<ol style="list-style-type: none"><li>1. The Retention Agreement was entered into more than five years ago, it may be released without repayment to FHLB Des Moines.</li><li>2. <b>Time Remaining</b> is "0" (Section C, Line 4), the subsidy has been forgiven and the Retention Agreement may be released without repayment to FHLB Des Moines.</li><li>3. <b>Unforgiven Subsidy Amount</b> is "\$0.00" (Section C, Line 6), the pro rata amount is calculated to be \$2,500 or less. The subsidy has been forgiven and the Retention Agreement may be released without repayment to FHLB Des Moines.</li></ol></li></ol> <p>If the <b>Unforgiven Subsidy Amount</b> is greater than \$2,500, preparer should continue with Section D of the <i>Repayment Calculator</i>.</p>
--------	--	---

**Section D: Net Proceeds Calculation**

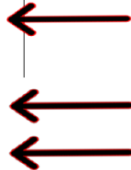
5		<p>Complete Section D if the <b>Unforgiven Subsidy Amount</b> in Section C is greater than \$2,500 and if the subsidy has not been forgiven or subordinated. Section D calculates the amount of net proceeds minus the subsidy-assisted household's investment. If net proceeds is less than the unforgiven amount (pro rata), only the amount of net proceeds is repaid.</p> <p>Net proceeds means:</p> <ol style="list-style-type: none"><li>a. In the case of a sale, transfer, or assignment of title or deed of a subsidy-assisted unit during the five-year retention period, the <i>sales price minus reasonable and customary costs</i> paid by the household in connection with the transaction and outstanding debt superior to the AHP/DP subsidy lien;</li><li>b. In the case of a refinancing of a subsidy-assisted unit during the five-year retention period, the principal amount of the new mortgage minus reasonable and customary costs paid by the household in connection with the transaction and the principal amount of the refinanced mortgage.</li></ol> <p>Net proceeds is adjusted by deducting the subsidy-assisted Household's Investment, which includes:</p> <ol style="list-style-type: none"><li>a. Reasonable and customary costs paid by the household in connection with the purchase of the unit (including real estate broker's commission, attorney's fees, and title search fees);</li><li>b. Any down payment paid in connection with the household's purchase of the unit;</li><li>c. The amount of principal on any mortgage senior to the AHP/DP subsidy lien or other legally enforceable AHP subsidy repayment obligation repaid by the household; and</li><li>d. The cost of capital improvements made after the household's purchase of the unit until the time of subsequent sale, transfer, assignment of title or deed, or refinancing.</li></ol>
---	--	---



5a	<p><u>Sales, Transfers, Assignments ONLY</u></p> <p>Line 1</p> <p>Line 2</p> <p>Line 3</p> <p>Line 4</p> <p>Line 5</p>	<p>Closing Disclosures from the original and current transactions, payoff statements from the lienholder, and documentation of capital improvements are required for Section D. <u>Fill all shaded cells in Section D. Do not leave any cells blank.</u></p> <p><b>Current Transaction (Sale):</b> Lines 1 – 6 are only available for <b>Event Types</b> (Section A, Line 7) of Sale, Transfer or Assignment. These are reasonable and customary costs paid by the household in connection with the sale of the property (current transaction). Complete if prompted.</p> <p><b>Sales Price of Property</b> is automatically copied from Section B, Line 3 of the <i>Repayment Calculator</i>. This amount is equal to the current transaction's Closing Disclosure (Block K, Line 01 (K.01)) on page 3.</p> <p>Enter <b>Total Closing Costs (Seller-Paid)</b> from the current transaction's Closing Disclosure (Block J) on page 2.</p> <table border="1" data-bbox="435 709 1182 1213"> <thead> <tr> <th colspan="3">Other Costs</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>E. Taxes and Other Government Fees</b></td> </tr> <tr> <td>01 Recording Fees</td> <td>Deed: \$49.00 Mortgage: \$256.00</td> <td>\$305.00</td> </tr> <tr> <td>02 City/State transfer taxes to County</td> <td></td> <td>\$3,889.57</td> </tr> <tr> <td colspan="3"><b>F. Prepaids</b></td> </tr> <tr> <td>01 Homeowner's Insurance Premium ( mo.)</td> <td></td> <td></td> </tr> <tr> <td>02 Mortgage Insurance Premium ( mo.)</td> <td></td> <td></td> </tr> <tr> <td>03 Prepaid Interest ( per day from to )</td> <td></td> <td></td> </tr> <tr> <td>04 Property Taxes ( mo.)</td> <td></td> <td></td> </tr> <tr> <td>05</td> <td></td> <td></td> </tr> <tr> <td colspan="3"><b>G. Initial Escrow Payment at Closing</b></td> </tr> <tr> <td>01 Homeowner's Insurance</td> <td>per month for mo.</td> <td></td> </tr> <tr> <td>02 Mortgage Insurance</td> <td>per month for mo.</td> <td></td> </tr> <tr> <td>03 Property Taxes</td> <td>per month for mo.</td> <td></td> </tr> <tr> <td>04</td> <td></td> <td></td> </tr> <tr> <td>05</td> <td></td> <td></td> </tr> <tr> <td>06</td> <td></td> <td></td> </tr> <tr> <td>07</td> <td></td> <td></td> </tr> <tr> <td>08 Aggregate Adjustment</td> <td></td> <td></td> </tr> <tr> <td colspan="3"><b>H. Other</b></td> </tr> <tr> <td>01 Admin Fee to Wesellalot Realty</td> <td></td> <td>\$295.00</td> </tr> <tr> <td>02 Admin Fee to Wesellmore Realty</td> <td></td> <td>\$295.00</td> </tr> <tr> <td>03 Best Home Warranty</td> <td></td> <td>\$495.00</td> </tr> <tr> <td>04 Commission - Listing Agent Wesellalot Realty</td> <td></td> <td>\$5,490.00</td> </tr> <tr> <td>05 Commission - Selling Agent Wesellmore Realty</td> <td></td> <td>\$5,490.00</td> </tr> <tr> <td>06</td> <td></td> <td></td> </tr> <tr> <td>07</td> <td></td> <td></td> </tr> <tr> <td>08</td> <td></td> <td></td> </tr> <tr> <td>09</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> </tr> <tr> <td>12</td> <td></td> <td></td> </tr> <tr> <td>13</td> <td></td> <td></td> </tr> <tr> <td colspan="2"><b>J. TOTAL CLOSING COSTS</b></td> <td>\$16,314.57</td> </tr> </tbody> </table> <p>←</p> <p>Enter <b>Superior Liens</b> from the current transaction's Closing Disclosure, typically itemized under the Payoffs and Payments section (Block K) on page 3. Liens and/or grants are considered to be superior to FHLB Des Moines if they are on the original transaction's Closing Disclosure. If there are multiple superior liens, the total of all superior liens should be entered in line 3.</p> <p>Enter <b>Seller Credit</b> from the current transaction's Closing Disclosure, typically itemized under the Due from Seller at Closing section (Block N) on page 3.</p> <p>Enter <b>Utility Adjustment</b> from the current transaction's Closing Disclosure, typically itemized under the Due from Seller at Closing section (Block N) on page 3.</p>	Other Costs			<b>E. Taxes and Other Government Fees</b>			01 Recording Fees	Deed: \$49.00 Mortgage: \$256.00	\$305.00	02 City/State transfer taxes to County		\$3,889.57	<b>F. Prepaids</b>			01 Homeowner's Insurance Premium ( mo.)			02 Mortgage Insurance Premium ( mo.)			03 Prepaid Interest ( per day from to )			04 Property Taxes ( mo.)			05			<b>G. Initial Escrow Payment at Closing</b>			01 Homeowner's Insurance	per month for mo.		02 Mortgage Insurance	per month for mo.		03 Property Taxes	per month for mo.		04			05			06			07			08 Aggregate Adjustment			<b>H. Other</b>			01 Admin Fee to Wesellalot Realty		\$295.00	02 Admin Fee to Wesellmore Realty		\$295.00	03 Best Home Warranty		\$495.00	04 Commission - Listing Agent Wesellalot Realty		\$5,490.00	05 Commission - Selling Agent Wesellmore Realty		\$5,490.00	06			07			08			09			10			11			12			13			<b>J. TOTAL CLOSING COSTS</b>		\$16,314.57
Other Costs																																																																																																								
<b>E. Taxes and Other Government Fees</b>																																																																																																								
01 Recording Fees	Deed: \$49.00 Mortgage: \$256.00	\$305.00																																																																																																						
02 City/State transfer taxes to County		\$3,889.57																																																																																																						
<b>F. Prepaids</b>																																																																																																								
01 Homeowner's Insurance Premium ( mo.)																																																																																																								
02 Mortgage Insurance Premium ( mo.)																																																																																																								
03 Prepaid Interest ( per day from to )																																																																																																								
04 Property Taxes ( mo.)																																																																																																								
05																																																																																																								
<b>G. Initial Escrow Payment at Closing</b>																																																																																																								
01 Homeowner's Insurance	per month for mo.																																																																																																							
02 Mortgage Insurance	per month for mo.																																																																																																							
03 Property Taxes	per month for mo.																																																																																																							
04																																																																																																								
05																																																																																																								
06																																																																																																								
07																																																																																																								
08 Aggregate Adjustment																																																																																																								
<b>H. Other</b>																																																																																																								
01 Admin Fee to Wesellalot Realty		\$295.00																																																																																																						
02 Admin Fee to Wesellmore Realty		\$295.00																																																																																																						
03 Best Home Warranty		\$495.00																																																																																																						
04 Commission - Listing Agent Wesellalot Realty		\$5,490.00																																																																																																						
05 Commission - Selling Agent Wesellmore Realty		\$5,490.00																																																																																																						
06																																																																																																								
07																																																																																																								
08																																																																																																								
09																																																																																																								
10																																																																																																								
11																																																																																																								
12																																																																																																								
13																																																																																																								
<b>J. TOTAL CLOSING COSTS</b>		\$16,314.57																																																																																																						



10	<b>Due from Seller at Closing</b>	<b>\$261,035.39</b>
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$16,314.57
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$239,627.82
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	\$5,000.00
09		
10	Utility Reading Anytown, USA	\$93.00
11		
12		



Line 6

The *Repayment Calculator* automatically calculates the **Net Proceeds from Sale**.

5b Refinance ONLY

**Current Transaction (Refinance):** Lines 7 - 13 are only available for **Event Types** (Section A, Line 7) of Refinance. These are reasonable and customary costs paid by the household in connection with the refinance of the property (current transaction). Complete if prompted.

Line 7

Enter **New Loan Amount** or **New Mortgage Amount** from the current transaction's Closing Disclosure, page 1.

Line 8

Enter **Total Closing Costs (Borrower-Paid)** from the current transaction's Closing Disclosure (Block J) on page 2.

Line 9

Enter **Prepays** from the current transaction's Closing Disclosure (Block F) on page 2.

Line 10

Enter **Initial Escrow Prepaid at Closing** from the current transaction's Closing Disclosure (Block G) on page 2.

Line 11

Enter **Closing Costs Financed Through the Mortgage** from the current transaction's Closing Disclosure. This is typically itemized as *Closing Costs Financed (Paid from your Loan Amount)* under the Calculating Cash to Close section on page 3.

Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.		
	Loan Estimate	Final	Did this change?	
Total Closing Costs (J)	\$6,256.72	\$5,757.57	Yes	
Closing Costs Paid Before Closing	-\$275.00	-\$435.00	Yes	
Closing Costs Financed (Paid from your Loan Amount)	-\$3000.00	-\$3,000.00	Yes	
Down Payment/Funds from Borrower			No	
Deposit			No	
Funds for Borrower			No	
Lender Credits	-\$500.00	-\$500.00	No	
Adjustments and Other Credits			No	
<b>Cash to Close</b>	<b>\$2,481.72</b>	<b>\$1,822.57</b>		



It is also commonly notated rather than itemized in the Calculating Cash to Close section.



Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.	
	Loan Estimate	Final	Did this change?
Loan Amount	\$150,220.00	\$150,220.00	NO
Total Closing Costs (J)	-\$3,880.00	-\$3,719.30	YES - See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	\$0	NO
Total Payoffs and Payments (K)	-\$146,293.00	-\$146,292.76	NO
Cash to Close	\$47.00	\$207.94	
<input type="checkbox"/> From Borrower <input checked="" type="checkbox"/> From [ ] To Borrower		<input type="checkbox"/> From Borrower <input checked="" type="checkbox"/> From [ ] To Borrower	
Closing Costs Financed (Paid from your Loan Amount) \$3,719.30 ←			

Line 12

Enter **Superior Liens** from the current transaction's Closing Disclosure, typically itemized under the Payoffs and Payments section (Block K) on page 3. Liens and/or grants are considered to be superior to FHLB Des Moines if they are on the original transaction's Closing Disclosure. If there are multiple superior liens, the total of all superior liens should be entered in line 3.

Line 13

The *Repayment Calculator* automatically calculates the **Net Proceeds from Refinance**.

**Household's Investment Deductions - Purchase Related Closing Costs:** Lines 14 – 21 are all reasonable and customary costs paid by the household in connection with the purchase of the property (original transaction). The household should provide a copy of the Closing Disclosure from the purchase of their home (original transaction), which should be attached when submitting the completed *Repayment Calculator*. If the household does not have this information, preparer may request it from FHLB Des Moines.

5c

Line 14

Enter **Total Closing Costs (Borrower-Paid)** from the original transaction's Closing Disclosure (Block J) on page 2. Enter \$0.00 if there are no purchase related closing costs.

Line 15

Enter **Prepays** from the original transaction's Closing Disclosure (Block F) on page 2. Enter \$0.00 if there are no prepaids.

Line 16

Enter **Initial Escrow Prepaid at Closing** from the original transaction's Closing Disclosure (Block G) on page 2. Enter \$0.00 if there is no initial escrows.

Line 17

The *Repayment Calculator* automatically calculates the **Adjusted Purchase Related Closing Costs**.

**Household's Investment Deductions - Purchase Related Down Payment:** Lines 18 – 21 are any down payment costs paid in connection with the household's purchase of the unit. Enter \$0.00 in each line if there is no purchase related down payment.

5d

Line 18

Enter **Borrower Earnest Money/Deposits** from the original transaction's Closing Disclosure (Block L, Line 01 (L.01)) on page 3. This is typically itemized in the *Deposit: Paid Already by or on Behalf of Borrower at Closing* section of the CD.

Line 19

Enter **Borrower Funds** from the original transaction's Closing Disclosure (Block L) on page 3. This is typically itemized as *Additional Borrower Cash Contributions or Gift Funds*.





Line 20

Enter **Borrower Cash to Close** from the original transaction's Closing Disclosure. This is typically itemized under the *Cash to Close* section on page 3.

Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.	
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$14,456.72	\$11,762.31	Yes
Closing Costs Paid Before Closing	\$0.00	-\$935.19	Yes
Closing Costs Financed (Paid from your Loan Amount)	\$0.00	\$0.00	No
Down Payment/Funds from Borrower	\$7,200.00	\$7,200.00	No
Deposit	-\$2,450.00	-\$2,450.00	No
Funds for Borrower			
Seller Credits	-\$6,600.00	-\$6,600.00	No
Adjustments and Other Credits	-\$5,000.00	-\$5,000.00	No
<b>Cash to Close</b>	<b>\$7,606.72</b>	<b>\$3,977.12</b>	

If the homebuyer received cash back, enter the cash back amount as a negative in the **Borrower Cash to Close** field.

Line 21

The *Repayment Calculator* automatically calculates the **Total Purchase Related Down Payment**.

**Household's Investment Deductions - Principal Repayments:** Lines 22 - 26 are amounts of principal on any mortgage senior to the AHP/DP subsidy lien or other legally enforceable AHP subsidy repayment obligation repaid by the household after the purchase of property. This includes only principal paid.

5e Line 22

Enter **First Mortgage Original Principal Amount** from the original transaction's Closing Disclosure (Block L, Line 02 (L.02) on page 3. This is typically itemized as *Loan Amount*.

Line 23

Enter **First Mortgage Principal Amount at Sale or Refinance before interest and fees** from the current transaction's Payoff Statement from the lienholder or closing agent.

Line 24

Enter **Liens/Grants Superior to FHLB Des Moines at Purchase** from the original transaction's Closing Disclosure. Repayable second mortgages are typically documented in separate Closing Disclosures; however, may also appear on the primary Closing Disclosure. Preparer may include any lien or grant from the original purchase closing disclosure.

Line 25

Enter **Principal of Liens/Grants Superior to FHLB Des Moines at Sale/Refinance before interest and fees** from the current transaction's Payoff Statement from the lienholder or closing agent. Enter \$0.00 in each line if there is no principal repayment.

Line 26

The *Repayment Calculator* automatically calculates an **Adjusted Principal Repayment** based on the amounts of the first mortgage and superior liens.

**Household's Investment Deductions - Capital Improvements**

All of the figures entered in Section C directly reduce the net proceeds. Verified **Capital Improvements** made by the owner, when captured in the calculator, reduces net proceeds and may allow for total grant forgiveness.





5f	Line 27	Enter any reconstruction, rehabilitation, addition, or other substantive improvement that increases the value of the property or prolongs the home's useful life, that have been completed by the household. Evidence documenting substantive improvements, such as invoices and receipts, will be required if this is included in calculation. Enter \$0.00 if there are no capital improvements.
----	---------	--

**Net Proceeds Minus Household Investment**

If Section D is required, ALL shaded cells must be entered (including \$0.00) for the *Repayment Calculator* to accurately calculate a Repayment Amount.

The *Repayment Calculator* automatically calculates the **Net Proceeds Minus Household's Investment**. All negative amounts show as \$0.00.

**Section E: Repayment Amount**

6	<p>The <i>Repayment Calculator</i> automatically calculates the <b>Repayment Amount</b> owed. The repayment amount may change if closing is delayed beyond the <b>Approval Thru Date</b> (step 9) or if any of the figures entered in Section D of the <i>Repayment Calculator</i> change on the Final Closing Disclosure.</p> <p>Only Repayment Amounts greater than \$2,500 will be accepted by FHLB Des Moines.</p> <p><b>The official and final repayment amount, including forgiveness, must be approved by FHLB Des Moines prior to submitting a repayment check. See step 9 below.</b></p>
---	---

7	<p>Enter preparer name, contact email, and phone number.</p> <p>Enter the <b>Owner's Forwarding Address</b>. In the event a refund to the owner is required due to an over-payment, the owner's forwarding address will be used to contact the owner and arrange the refund payment.</p>
---	--

**Submitting the *Repayment Calculator***

8	Submit the completed <i>Repayment Calculator</i> with the recorded deed restriction and documentation of the household's original closing disclosure, a preliminary closing disclosure from the sale, transfer, assignment, or refinance, the principal amount of the mortgage(s) and superior liens to be repaid, and documentation of capital improvements if applicable to FHLB Des Moines, contact information below.
---	---

**For FHLB Des Moines Use Only**

9	<p>If <u>forgiveness</u> is approved, a signed copy of the <i>Repayment Calculator</i> will be returned.</p> <p>If <u>repayment</u> is approved, FHLB Des Moines may assign an <b>Approval Valid Thru</b> date. Actual closing must occur on or before the Approval Valid Thru date. If actual closing occurs after the Approval Valid Thru date, a new <i>Repayment Calculator</i> will need to be requested and approved.</p>
---	---



10	Once approved, a check for the <b>Repayment Amount</b> along with Final Closing Disclosure should be sent to FHLB Des Moines at the contact information below after closing.
----	--

**Contact Information**

**Email:** [dponline@fhldm.com](mailto:dponline@fhldm.com)

Federal Home Loan Bank of Des Moines  
Community Investment Department  
909 Locust Street  
Des Moines, Iowa 50309

Phone: 800.544.3452, ext. 2400