



Lafayette Public Trust Financing Authority

First Time Homebuyers Downpayment Assistance Program

Disclosure

- The Lafayette Public Trust Financing Authority (the “LPTFA”), its successors and/or assigns and all employees, agents and authorized representatives of the LPTFA who will hold the second mortgage to the property that I/we will purchase through the first time homebuyers downpayment assistance program, have the right to notify the first mortgage holder of any delays in payment of the second mortgage. The LPTFA also has the right to obtain any information from the first mortgage holder in any circumstances. By signing the document, I give the LPTFA, its successors and/or assigns and all employees, agents and authorized representative of the LPTFA, permission to obtain any information pertaining to my first mortgage, whether it is from the first mortgage holder, a title insurance company, appraisal company, or any other institution.
- LPTFA recommends that a home inspection be conducted by a qualified home inspection company. The cost of the home inspection is not the responsibility of the LPTFA.
- This is a mortgage loan. It is not a grant. If monthly payments are not made in a timely manner, LPTFA will pursue collection of the debt to the maximum amount allowed by law. This may include: (1) reporting the delinquency to a credit reporting agency, (2) notifying the 1st mortgagee, (3) turning the account over to an attorney for collection, (the fees for which you will be responsible), or (4) issuing IRS Form 1099-C to the Internal Revenue Service (IRS).
- You acknowledge that the LPTFA may call the loan due and payable on your property if you rent, lease or otherwise alienate or transfer to any person or entity the property you are purchasing through our program. This is in effect throughout the entire term of the second mortgage loan.
- If the LPTFA has not received the full amount of any monthly payment by the end of 10 calendar days after the date it is due, you will pay a late charge in the amount of 10.00% of your overdue payment of principal and interest.

I agree to the above requirements and recommendations and its request for information pertaining to my loan.

Borrower _____ Co-Borrower _____ Date _____