

LAUNCH

2026 HOMEOWNERSHIP DOWN PAYMENT ASSISTANCE

**WEBINAR IS BEING RECORDED – PRESENTATION WILL BE MADE
AVAILABLE AFTER TRAINING**

AGENDA

- HOMEOWNERSHIP TEAM INTRODUCTION
- OPERATIONAL GUIDANCE
- LAUNCH Program Information
- Q & A – No case specific questions
 - Housing@fhlbi.com

Homeownership Initiatives Team



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\$ 7.9 Million
available
April 14, 2026

Operational Guidance

FHLBI Emails

Please work directly with your IT teams to whitelist/Safe Sender the following email domains:

“@fhlbi.com” & “@fhlbi.gives”

You should also complete this in your individual mailbox. This will ensure emails are received without delay



.GIVES Instructional Guides

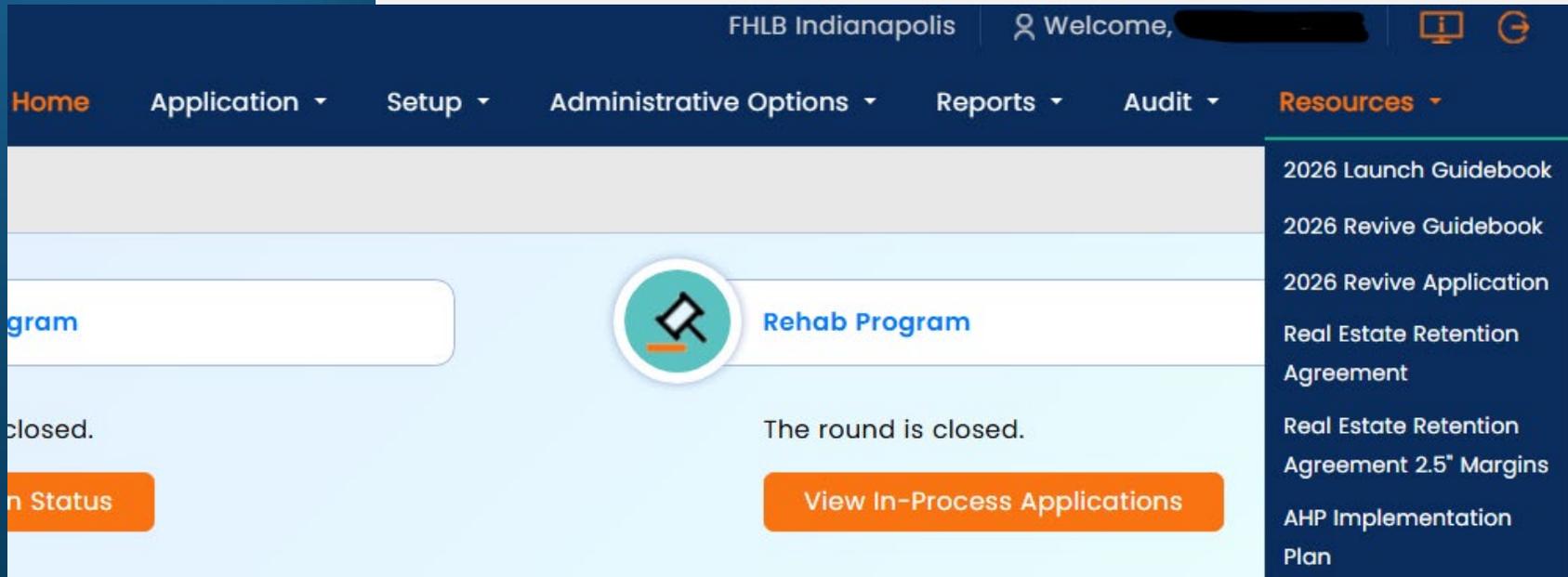
Detailed guides are available on the .GIVES login and Launch webpages

- *FHLBI.GIVES User Guide*: General how-to information such as application status definitions, reassigning applications, available funding, and more.
- *Launch Application Submission Guide*: Step-by-step instructions on how to start, complete, and submit a Launch application.
- *Launch Post-Closing Requirements & Process Guide*: Step-by-step instructions on how to complete the post-closing task to FHLBI standards.
- *FHLBI.GIVES Adjustment Requirements and Process Guide*: Step-by-step instructions on how to complete a return of funds, payoff, adjustment, and property disposition.

Where can I find 2026 Program Documents?

This year's documents and forms can be found in FHLBI.GIVES under "Resources"

- Program Materials
- Guidelines
- Retention Agreement



The screenshot displays the FHLBI.GIVES website interface. At the top, the navigation bar includes 'Home', 'Application', 'Setup', 'Administrative Options', 'Reports', 'Audit', and 'Resources'. The 'Resources' dropdown menu is open, listing the following items: '2026 Launch Guidebook', '2026 Revive Guidebook', '2026 Revive Application', 'Real Estate Retention Agreement', 'Real Estate Retention Agreement 2.5" Margins', and 'AHP Implementation Plan'. A large yellow arrow points to the 'Real Estate Retention Agreement' item in the dropdown menu. The main content area shows a 'Rehab Program' section with a 'View In-Process Applications' button and a message stating 'The round is closed.'.

FHLBI.GIVES Updated Home Page

Start New Application

HOMEboost
SPECIAL DOWN PAYMENT ASSISTANCE

Open

 **Launch**
DOWN PAYMENT ASSISTANCE

Open

 **Revive**
HOME REPAIR GRANT

Open

Applications Reports

Unsubmitted Applications

In-process Applications

Postfunding Applications

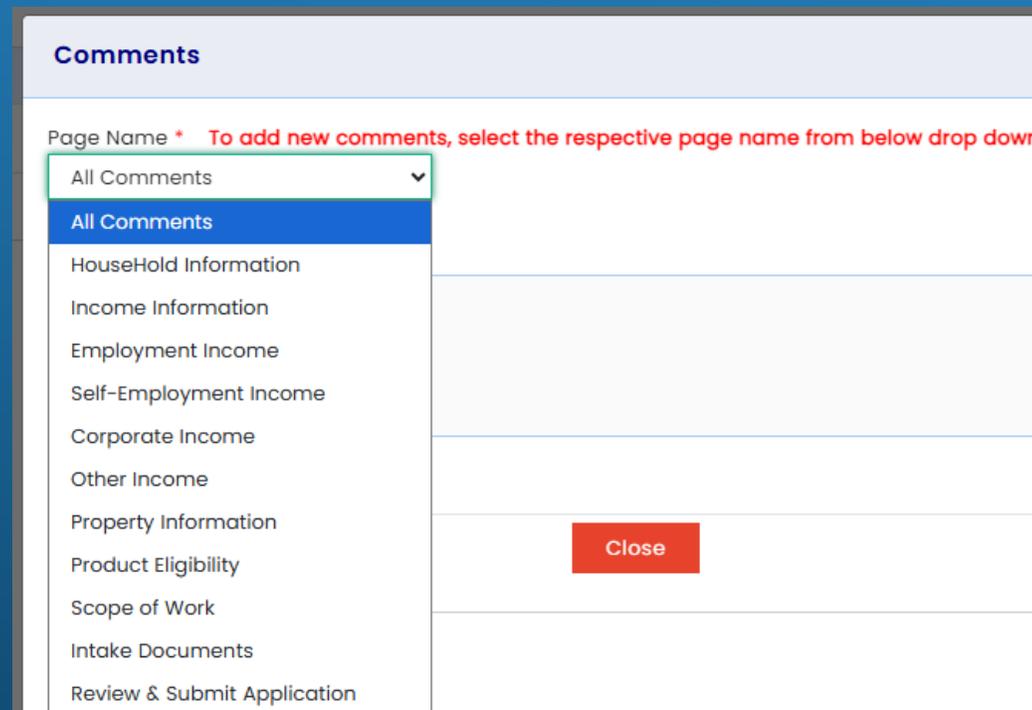
All Applications

.GIVES- Comments

You can add & see comments by selecting the “Add/See Comments” button. It is always on the right-hand side of the webpage when you have an application open.

If FHLBI returns or rejects a file, review the comments first.

FHLBI is not alerted to comments left in an application. It must be submitted back to FHLBI.



Comments

Page Name * *To add new comments, select the respective page name from below drop down.*

- All Comments
- All Comments
- HouseHold Information
- Income Information
- Employment Income
- Self-Employment Income
- Corporate Income
- Other Income
- Property Information
- Product Eligibility
- Scope of Work
- Intake Documents
- Review & Submit Application

Close



**Add/See
Comments**

When can members
start entering and
submitting
applications?

Launch

Tues, April 14th

**Applications cannot be started prior to
the program opening officially within
.GIVES**

Launch - Overview

- Launch provides downpayment, counseling and closing cost assistance to income eligible first-time homebuyers
- Available only through participating FHLBank Indianapolis member financial institutions
- Funds are available on a first come, first served basis
- Each member has a \$600,000 cap with a rolling \$200,000 per month cap



Rolling “Member Cap”

April 14: \$200k



Submit up to \$200k in requests

May 14: \$200k added



Submit up to \$400k cumulative in requests

June 14: \$200k added



Submit up to \$600k cumulative in requests

2026 Launch Basics:

- Maximum Grant Amount: \$20,000
- Must complete homeownership counseling prior to closing
- Cannot have had ownership in a primary residence in the last 3 years
- Maximum PITI - $\leq 40\%$
- Required homebuyer contribution: \$500

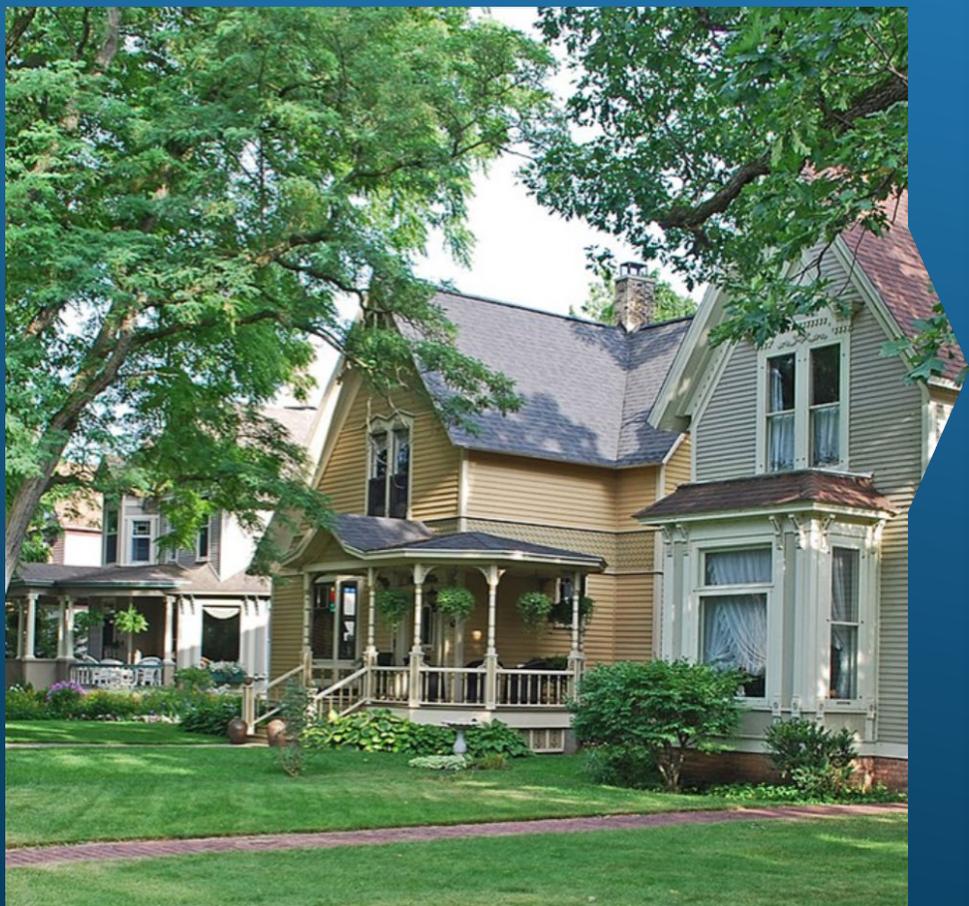


Who Can Qualify?



- First-time homebuyers
 - At least one named borrower must have not had ownership in a primary residence in the last 3 years
- Total household gross income $\leq 80\%$ AMI
 - HUD income limits based on household size, county and state of purchase

Eligible Property Types



The following property types are eligible to receive Launch funding:

- Single-Family Detached Homes
- Townhomes and Condominiums
- Modular and Manufactured Homes
 - All properties must be deeded as real estate and be permanently affixed to a foundation.
- Duplexes
 - All potential rental income to be included in income qualification calculation

Homebuyer Requirements



Minimum \$500 cash contribution:

- Gross contribution minus any cash back at closing
- Must be homebuyer's **own resources**; gifts or other DPA grants do not qualify
- May be in the form of earnest money, cash paid at closing or costs paid outside of closing

Cash back at closing cannot exceed \$250

- Any cash back at closing reduces the borrower's contribution, if that net is less than \$500, the file is out of compliance

Counseling Requirements

Homebuyer counseling required prior to closing on the purchase:

- Complete a homebuyer counseling program that is provided by, or based on one provided by, an organization experienced in homebuyer counseling.
- Grant funds may be used for payment of counseling costs
- Certifications should be dated within the last 12 months



Transaction Requirements

- Launch amount is the lesser of 20% of the purchase price or \$20,000

Example:

Purchase price = \$82,000

Maximum Launch request = \$16,400

- Maximum Front-End Ratio (PITI):
≤ 40%, including HOA fees



Transaction Requirements



- Minimum term / amortization:
5 years / 15 years
- Launch cannot be used for rehab:
Rehab to be paid outside of closing
or by a third-party
- Launch cannot be used for purchase
with a land contract
- Closing to be within 60 days of FHLBank
Indianapolis' final approval and
disbursement of funds
- Launch **can** be layered with other DPA
programs

Is your application ready for submission?

LAUNCH FILES THAT ARE MISSING REQUIRED INCOME DOCUMENTATION WILL BE REJECTED

Each Launch application must contain the following documentation:

- ✓ All required income calculation documentation – for all household members
- ✓ Fully completed and signed FTHB Certification and Disclosure Notice
- ✓ A copy of the 1003/Uniform Residential Loan Application or similar
- ✓ A copy of the fully executed and signed purchase agreement

Real Estate Retention Agreement

All Launch grants have a Real Estate Retention Agreement requirement

- Five-year deed restriction required on the property purchased using grant funds
- Members are responsible for the preparation and recording of the Retention Agreement at the onset of using Launch.
- The most recent version of the Retention Agreement must be used (rev. 11/20), found under Launch Resources on .GIVES
- Monies are forgiven on a monthly pro-rata basis:
 - Each month, 1/60th of the amount is forgiven
- During the five-year retention period, Members are also responsible for:
 - Subordination: on a refinance
 - Release: upon sale or refinance

Post-Closing Process

Once closed, the following documents will be required for every Launch recipient:

- A copy of the final, fully executed Closing Disclosure
- Evidence of completion of housing counseling prior to closing
- Final 1008/Uniform UW Document

A percentage of your files will be selected for monitoring. If selected, a copy of the fully executed and recorded retention agreement will be required.



Best Practices

- Income Guidelines –
 - Read and Read again;
 - We have made updates to SS income and pension statement; Most recent statements within 12-Months are acceptable (no bank statements)
- Educate your partner agencies; we are available to help with those discussions
- Do not submit unless your application is complete. This will delay review timelines and impact your closings.

Q&A

PLEASE USE THE Q&A FEATURE TO ASK PROGRAM RELATED QUESTIONS

IF YOU HAVE ADDITIONAL QUESTIONS, WE ARE HERE. CONTACT US AT...

HOUSING@FHLBI.COM