



Key Things to Know if a Buyer Is a Non-Profit Organization and/or Using Public Funds

Buyer Using Public Funds

- Public funds are acquisition assistance provided by a federal, local, or state government entity.
- Funds used through a non-profit organization, such as a Community Housing Development Organization (CHDO) are considered public funds.
- FHA, VA, USDA and USDA Rural Development funds are not considered public funds when used **alone**.

Public Entity Using Public Funds

- A local, municipal or state government agency

Other Entity Using Public Funds

- Non-profit or for-profit partner organization
 - **Non-profit (using public and/or private funds):**
A recognized 501(c)(3) organization – charitable trust, community development corporations (CDCs), volunteer organizations, etc.
 - **For-profit partner organization:**
A for-profit developer working as a recipient or administrator of public funds, which includes funds from a government agency

Some types of public funds include but are NOT limited to:

- American Dream Down Payment Initiative (ADDI) funds
- Bond, down payment assistance and grant programs
- Charitable foundation funds
- Community Development Block Grant (CDBG) funds
- Federal Home Loan Bank (FHLB) funds
- Funds from a specific county, city, state
- Funds from a housing corporation, housing authority, housing agency, finance authority, finance agency
- HOME Investment Partnerships Program (HOME) funds
- Land banks
- Mortgage Credit Certificate (MCC) programs
- Mortgage Revenue Bond (MRB) programs
- Neighborhood Assistance Corporation of America (NACA)
- Neighborhood Stabilization Program (NSP) funds
- Section 184 Indian Home Loan program
- Workforce Initiative Subsidy for Homeownership (WISH) programs

Need help? Please contact the Public Entity REO Sales Team at publicentity_reosales@fanniemae.com.