

# GCNSP FLOW CHART

**IDENTIFY PROPERTY**  
(AME with GCNSP Approval)



**ENTER INTO SALES AND PURCHASE AGREEMENT**  
(AME with GCNSP Approval)



**DUE DILIGENCE**  
(Inspection, Work Write-up, Cost Estimate, Title Search, Appraisal)  
- Decision is made to purchase or not -



**CLOSING OF THE SALES AGREEMENT**  
*AME purchases property using loan from GCNSP*



AME OWNS PROPERTY		
<b>Management</b> (Pays taxes, utilities, homeowner fees, cuts grass, etc.)	<b>Rehabilitates</b> (Work undertaken according to contract)	<b>Markets Home</b> (Engages real estate broker to market property)



AME SELLS PROPERTY TO HOMEBUYER		
<p><b>AME Pays</b></p> <ul style="list-style-type: none"> <li>Real estate fees</li> <li>Seller's closing cost</li> </ul> <p><i>Repay GCNSP loan</i></p>	<p><b>GCNSP Pays AME</b></p> <ul style="list-style-type: none"> <li>Rehabilitation fees</li> <li>Developer's fee</li> </ul>	<p><b>Buyer Pays</b></p> <ul style="list-style-type: none"> <li>Down payment</li> </ul> <p><i>Receives affordability assistance</i></p>
GCNSP attorney closes loans and transfers title to homebuyer		

**GCNSP** = Gwinnett County Neighborhood Stabilization Program  
**AME** = Asset Management Entity

GCNSP also provides list of potential buyers from applicants for buyers' financial assistance

GCNSP provides interest free loan for purchase of foreclosed property

**\$ GCNSP Funds \$**

AME repays GCNSP loan for purchase of foreclosed property

