



For Immediate Release

April 14, 2010

Grant Now Available To Area Home Buyers!

Heartland Bank and Trust Company is participating in a statewide affordable housing program known as the **Downpayment Plus® Program**. This program assists low and moderate income homebuyers in Illinois with down payment and closing costs. As a **Downpayment Plus®** participating institution, Heartland Bank is excited about its potential and looks forward to expanding home ownership opportunities in our market area. Qualified households are eligible to receive up to \$4,000 in assistance for the purchase of owner-occupied single family homes!

The funds are provided as a five year forgivable grant. This means the funds do not have to be repaid if the owner remains in the home for five years. However, if the home is sold before the five year term ends, the owner is required to repay a prorated share of the grant.

Requirements include:

- Annual household income must be 80% or less than the area median income, adjusted for family size.
- Home buyer must make a \$750 contribution toward home purchase.
- Homebuyer must attend pre-purchase home buyer counseling to ensure understanding of the buying process as well as ownership responsibilities.
- Home buyer must apply for home financing at Heartland Bank and meet loan underwriting criteria.

Funds for the program are limited and will be awarded on first come-first served basis until all funds are depleted. The **Downpayment Plus® Program** uses funds set aside from Chicago Federal Home Loan Bank earnings. Participating banks apply for the grant on behalf of its borrowers. Borrowers cannot apply directly. Prospective borrowers should contact Heartland Bank Mortgage Specialists for more information or to apply. To locate an office near you, call: 888-897-2276 or visit the bank website: www.hbtbank.com.

Heartland Bank and Trust Company is an independently owned community bank with assets of \$1.6 billion. Headquartered in Bloomington, IL, the bank has offices in 25 communities throughout Central and Western Illinois and Northeast Missouri. The bank offers a complete line of financial services to commercial and retail customers.

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