

**The Grant America Program - Gift Letter - Case Number: 200**

Dear **John Buyer:**

The PIN Fair Housing Administration (PFHA) congratulates you on your decision to purchase a home. You may soon be enjoying the title of "homeowner."

Your lender has determined that the gift amount you need to purchase this home is \$6250.00. We will transfer your gift to your Settlement/Closing Agent. This money comes directly from PIN Fair Housing Administration's own fund. No portion of this gift has come from any person or entity with an interest in the sale of the property, including the seller, real estate agent or broker, builder, loan officer, or any other associated entity.

Sincerely,



Chief Kirk Francis  
PIN Fair Housing Administration

Purchaser Certification: Please read the following certification carefully before you sign this letter.

I/We instruct the Settlement/Closing Agent to use the Grant America Program gift towards the property located at 123 Main Street, Alexandria, VA 22314

I/We recognize and understand that closing instructions may call for the release of and/or disbursement of the gift funds to PFHA, in the event that closing is terminated. I/We recognize and understand that in the event that I/we are unsuccessful in closing at our scheduled time of settlement/closing and/or that I/we are unsuccessful in obtaining a loan, I/we authorize the Settlement/Closing Agent to immediately return all gift funds to PIN Fair Housing Administration.

The IRS issued Revenue Ruling 2006-27, on May 22, 2006. This ruling implies that for TAX PURPOSES ONLY, similarly structured transactions are not to be treated as a gift for income tax purposes. Similar down payment funds are to be treated as a rebate against the purchase price of the property, lowering the purchaser's basis in the property. Please seek competent legal and tax advice before entering into this agreement. This information is not to be construed as tax advice. Each individual's situation may be different and advice should be provided by a competent tax advisor.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_