



Document 2011 975

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INDX ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

SPACE ABOVE THIS LINE FOR RECORDER

✓ Prepared by & Return to: J. Brimm, Southern Iowa COG Housing Trust Fund, 101 E Montgomery St, Creston, IA 50801, 641-782-8491

MORTGAGE

Notice: This Mortgage secures a loan ("Loan") in the amount of \$20,000.00.

This Loan is senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens, unless the Lender enters into a written subordination agreement.

Grant of Mortgage. For valuable consideration, Bradley Steven Rosander and Charity Renee Rosander, "a married couple" ("Grantors") hereby Grants, mortgages and conveys to the Southern Iowa COG Housing Trust Fund, Inc. ("Lender") a security interest in all of Grantor's right, title, and interest in and to the following described real property ("Mortgaged Property") located in the County of Madison:

Lot Eleven (11) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa

The Mortgaged Property or its address is commonly known as 211 Lilliana Street, Patterson, IA 50218.

The security interest in the Mortgaged Property includes all existing or subsequently erected or affixed buildings, improvements, and fixtures.

This Mortgage is given to secure the Grantor's performance of any and all obligations under the Forgivable Loan Promissory Note ("Note") executed by the Grantor on this date and payable to the Lender.

Performance. Except as otherwise provided in this Mortgage or the Note, the Grantor shall strictly perform all of the Grantors obligations under this Mortgage and the Note.

Terms and Conditions

1. Affordability Period. The Grantor shall comply with the terms of the Promissory Note for a term of ten years ("Affordability Period") beginning on the date of the Promissory Note.

2. Principal Residence Requirement: Notice of Sale and Recapture. The Grantor shall own and occupy the Mortgaged Property as the Grantor's principal residence. The Grantor shall notify the Lender if the Grantor no longer occupies the Mortgaged Property as the Grantors principal residence or if the Grantor sells or transfers for any reason, the Mortgaged Property during the Affordability Period. If the Grantor sells or transfers the Mortgaged Property during the Affordability Period, the Grantor shall pay the Lender the un-forgiven and un-paid balance of the Loan, unless the Net Proceeds (defined as the sale price minus the payoff on the first mortgage lien on the property and any usual and customary seller's closing costs) of the sale are not sufficient to cover the balance of the Loan. If the Net Proceeds are not sufficient to cover the balance of the Loan, the amount of the Loan subject to recapture shall be determined in accordance with the provisions of paragraph 3, below.

3. Insufficient Proceeds. If the Net Proceeds are insufficient to repay the un-forgiven balance of the Loan, any Net Proceeds that are available shall be distributed to the Grantor and the Lender based on a ratio of the Original Loan Amount ("OLA") to the sum of the OLA and the Grantor's Investment ("GI" – defined as any out-of-pocket down payment paid by the Grantor), as follows:

$\frac{\text{OLA}}{\text{OLA} + \text{GI}} \times \text{Net Proceeds} = \text{Recapture Amount payable to Lender}$
$\frac{\text{GI}}{\text{OLA} + \text{GI}} \times \text{Net Proceeds} = \text{Proceeds payable to Grantor}$

If there are no Net Proceeds to distribute, the recapture amount payable to the Lender shall be zero.

4. Refinance. If the Grantor refinances the first lien on the Mortgaged Property with a lender approved by the Lender, the Lender may, in its sole discretion, agree to sign a subordination agreement subordinating the mortgage securing this debt to the new mortgage. There will be a subordination fee of \$500 per event to be paid by the Grantor. If the Grantor refinances both the first mortgage and this mortgage during the Affordability Period, then the Grantor shall pay the Lender the entire un-forgiven and un-paid balance of the Loan.

5. Duty to Maintain. Grantor shall maintain the Mortgage Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value and shall not cause or suffer waste on or to the Mortgaged Property.

6. Taxes and Liens. Grantor shall pay all taxes and special assessments before the taxes or special assessments become delinquent. Grantor shall maintain the Mortgaged Property free of any liens having priority over the interest of the Lender, except as specifically agreed to in writing by the Lender.

7. Insurance. Grantor shall keep in force homeowners insurance with a standard mortgagee clause in favor of the Lender covering all improvements on the Mortgaged Property against loss by fire, tornado and other hazards in an amount not less than the total combined mortgages and liens on the Mortgaged Property. Grantor shall provide proof of insurance and appropriate riders to the Lender and shall pay all premiums on the insurance when due.

8. Lender's Expenses. If the Grantor fails to (a) pay all taxes, (b) maintain required insurance coverage on the Mortgaged Property, or (c) maintain the Mortgaged Property in good condition, the Lender may do so, at the Lenders sole discretion. The Grantor shall be obligated to repay all expenses incurred or paid by Lender for such purposes and any amounts owed to the Lender for such purposes will accrue interest at 6%. The rights provided in this paragraph shall be in addition to any other rights or any remedies to which the Lender may be entitled as a result of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

9. Acceleration of Maturity and Receivership. If the Grantor defaults on this Forgivable Mortgage and the Note, the Lender may declare the Grantor in default and the entire un-forgiven amount of the Loan plus any payments made by the Lender for taxes, assessments, insurance premiums, or repairs shall become due and owing and the entire amount shall be collectable by foreclosure or otherwise. At any time after the commencement of any action in foreclosure, or during the period of redemption, and upon the request of the Lender, the court shall appoint a receiver to take immediate possession of the Mortgaged Property.

10. Default Events. At Lender's option, Grantor will be in default under this Mortgage if any of the following happens:

- a. The Grantor fails to occupy the Mortgaged Property as Grantor's principal residence for a period of two consecutive months.
- b. The Grantor sells, transfers, or conveys the Mortgaged Property.
- c. The Grantor fails to pay all taxes, to pay the insurance, or to maintain the property in good condition.

11. Attorneys Fees. If Lender institutes any suit to enforce this Mortgage and the Note and to foreclose on the Mortgage, the Grantors shall pay all costs of the action, including reasonable attorney fees, court costs, and abstracting fees.

12. Governing Law. This Mortgage and the Note shall be construed in accordance with the laws of the State of Iowa.

13. Warranty of Title. The Grantor warrants that Grantor holds good and marketable title of record to the Mortgaged Property in fee simple, clear of all liens and encumbrances other than the first mortgage lien as agreed to by the Lender.

14. Eminent Domain. If the Mortgaged Property is subject to eminent domain proceedings, the transfer shall constitute a sale of the Mortgaged Property and the proceeds shall be subject to the recapture provisions described above.

15. Non-judicial Foreclosure. Lender may exercise the right to non-judicial foreclosure pursuant to Iowa Code section 654.18 and Chapter 655A as currently enacted or hereafter modified, amended or replaced.

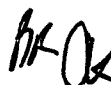
16. Shortened Redemption. Grantor hereby agrees that, in the event of foreclosure of this Forgivable Mortgage, Lender may, at Lender's sole option, elect to reduce the period of redemption pursuant to Iowa Code sections 628.26, 628.27, or 628.28, or any other Iowa Code section, to such time as may then be applicable and provided by law.

17. Notices. Any notice provided for under this Mortgage shall be given in writing by certified mail, by receipted hand delivery, or by courier and addressed to the Grantor at the Mortgaged Property's address. Notice shall be effective at the earliest of (a) the time it is actually received, (b) within one day if it is delivered using an overnight courier service, or (c) within five days after it is deposited in the U.S. mail if it is delivered using certified mail.

18. Successors and Assigns. Subject to any limitations stated in this Mortgage, this Mortgage shall be binding on and inure to the benefit of the parties' successors and assigns.

19. Time is of the Essence. Time is of the essence in the performance of this Mortgage and the Note.

20. RELEASE OF RIGHTS OF DOWER, HOMESTEAD AND DISTRIBUTIVE SHARE. EACH OF THE UNDERSIGNED GRANTORS HEREBY RELINQUISHES ALL RIGHTS OF DOWER, HOMESTEAD AND DISTRIBUTIVE SHARE IN AND TO THE MORTGAGED PROPERTY AND WAIVES ALL RIGHTS OF EXEMPTION AS TO ANY OF THE MORTGAGE PROPERTY. IF A GRANTOR IS NOT AN OWNER OF THE PROPERTY, THAT GRANTOR EXECUTES THIS MORTGAGE FOR THE SOLE PURPOSE OF RELINQUISHING AND WAIVING SUCH RIGHTS.

 initials

21. **Impact on Real Property.** All of the terms and conditions herein shall run with and encumber the Mortgaged Property and the improvements thereon, and be binding upon the Grantor and the Grantor's successors and/or assigns during the Affordability Period.

EACH GRANTOR ACKNOWLEDGES HAVING READ AND UNDERSTOOD ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH AGREES TO ITS TERMS.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR(S):

Date: April 15, 2011



Bradley Steven Rosander

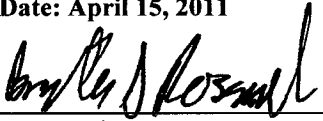


Charity Renee Rosander

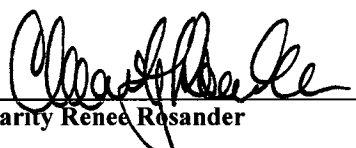
EACH GRANTOR UNDERSTANDS THAT HOMESTED PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS MORTGAGE, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS MORTGAGED PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS MORTGAGE.

GRANTOR(S):

Date: April 15, 2011



Bradley Steven Rosander

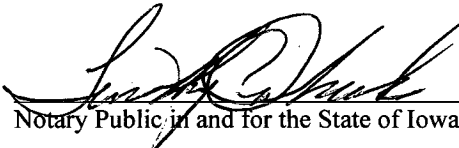


Charity Renee Rosander

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 15th day of April 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Bradley Steven Rosander and Charity Renee Rosander**, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her voluntary act and deed.



Notary Public in and for the State of Iowa
Commission Expires: _____

