

Prepared by 4  
Return to:

1 HERNANDO COUNTY  
2 HOUSING AUTHORITY  
3 2 North Broad Street  
4 BROOKSVILLE, FL 34601

R-ENV

Doc# 2007029439  
Hernando County, Florida  
04/30/2007 2:18PM  
KAREN HICLAT, Clerk

RECORDING FEES \$ 78.00  
MORTGAGE DOC STAMP \$ 138.50  
04/30/2007 Deputy Clk  
INTANGIBLE TAX DEPT  
04/30/2007 Deputy Clk

#7  
STMP  
PAYOFF

a/3

5 **SECOND MORTGAGE**  
6 **UNDER**  
7 **HERNANDO COUNTY, FLORIDA**  
8 **HOMEOWNERSHIP PROGRAM**  
9 **DOWN PAYMENT ASSISTANCE PROGRAM**

11 This is a Mortgage where the Balance is due upon the sale or when the Unit should no longer be the primary  
12 residence of the borrower.

13 THIS SECOND MORTGAGE is made this 26th day of April, 2007, between the Mortgagor,  
14 Michael G. Santarolo and Andree M. Santarolo (a married couple), (herein the "Borrower") and the Mortgagee,  
15 Hernando County, a political sub-division of the State of Florida whose address is 20 North Main Street, Brooksville,  
16 FL 34601-2800 (herein the "County")

17 WHEREAS, the Borrower has applied for a loan under the County's Down Payment Assistance Program for  
18 the purchase of the Property (as defined herein), which Mortgage Loan shall be secured by a first mortgage lien (the  
19 "First Mortgage") in favor of, Bank of America, N.A., the Borrower has applied to the County for a Down  
20 Payment Assistance Loan in the amount of  
21 \$37,400.00 (the "Loan"), the Borrower, along  
22 with his/her family, intends to reside as a household in the Property (as defined herein), which Property is a single-  
23 family residence, the Borrower's total family income at the time of its application for the Loan is less than One Hundred  
24 Twenty Percent (120%) of Hernando County's or the State of Florida's median family income, whichever is greater, the  
25 Borrower is eligible to participate in the County's Down Payment Assistance Program, and the County has agreed to  
26 extend and has extended a loan to the Borrower pursuant to said program, and

27 WHEREAS, the Borrower is indebted to the County in the principal  
28 \$37,400.00, which indebtedness is evidenced by the  
29 Borrower's Promissory Note dated APRIL 26, 2007, and extensions and renewals dated thereof (herein "Note"),  
30 providing for payment of principal indebtedness, if not sooner paid, due and payable on the sale of the property or when  
31 it is no longer the Borrower's primary residence.

32 TO SECURE to the County the repayment of the indebtedness evidenced by the Note; the payment of all other  
33 sums, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants  
34 and agreements of the Borrower herein contained, the Borrower does hereby mortgage, grant and convey to the County  
35 the following described property located in the County of Hernando, State of Florida:  
36 Lot 26, Block 18, VILLAGES AT AVAALON PHASE 1, as per plat thereof, recorded in Plat Book 36,  
37 Pages 24 through 37, of the Public Records of Hernando County, Florida.

38 OFFICIAL RECORDS  
39 which has an address of 351 Estremit Drive Spring Hill BK: 2434 PG: 1557  
40 (Street) (City)  
41 Florida 34602 (herein the "Property Address"),  
42 (Zip Code)

43 TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,  
44 appurtenances and ten's, all of which shall be deemed to be and remain a part of the property covered by this Mortgage;  
45 and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are