



Down Payment Advantage – Guide Sheet

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10 Year Amortized Second Guidelines – FHA Loan

<p>PROGRAM SPONSOR</p>	<p>The Down Payment Advantage program is sponsored by National Homebuyers Fund, (NHF) is non-profit public benefit corporation established in 2002 to expand homeownership nationwide. NHF Program is designed to increase homeownership opportunities for low-to- moderate income individuals</p>
<p>SERVICER</p>	<p>GMFS will release the first and second mortgage and the servicer will be Data Mortgage, Inc. dba Essex Mortgage</p>
<p>FIRST MORTGAGE LOAN TYPES AND TERMS</p>	<p>Loan Types:</p> <ul style="list-style-type: none"> • FHA -- All guidelines will follow FHA guidelines and GMFS product guides unless stated otherwise in this document. (For clarity, the second is considered Conventional in the system) <p>Loan Term:</p> <ul style="list-style-type: none"> • Due and payable in 30 years <p>Maximum Loan Amount:</p> <ul style="list-style-type: none"> • Maximum Loan Amount = \$726,200 or • Maximum HUD County Limit <ul style="list-style-type: none"> ○ You Can Exceed County Loan Limits by the Amount of UPMIP and the 2nd Lien <p>Max LTV/CLTV:</p> <ul style="list-style-type: none"> • Follow loan agency guidelines
<p>ELIGIBLE PROPERTIES</p>	<ul style="list-style-type: none"> • Single Family Residences: 1 Unit • Duplexes: 2 Units • PUDs • Townhouses <p>Condo Agency Approved</p>



<p>DOWN PAYMENT AND CLOSING COST ASSISTANCE (DPA)</p>	<p>DPA is available from Down Payment Advantage for Purchase transactions as outlined below DPA Amount:</p> <ul style="list-style-type: none"> • 3.5% of the Sales Price or Appraised Value (lesser of) • If borrower requests that the 2nd be lower than 3.5%, prior approval is required. Contact Secondary to get approval. <p>DPA Form:</p> <ul style="list-style-type: none"> • DPA 10-year Second Mortgage Loan Note <p>DPA General Terms:</p> <ul style="list-style-type: none"> • Proceeds may be used for down payment and/or closing costs; There must be no cash back to the borrower from the DPA proceeds; Lender upfronts the DPA amount at closing to be reimbursed by the Servicer, upon purchase of the First Mortgage Loan. <p>DPA Second Mortgage Loan Terms:</p> <ul style="list-style-type: none"> • 10 year Term; • Note Rate is 2.0% greater than rate on 1st loan • 10 yr fully amortizing loan • Monthly payments required • Second loan amounts must be rounded up to nearest dollar; • No subordination allowed; <p>GMFS will conform to federal RESPA and Truth-in-lending laws in disclosing the terms of the Second Mortgage.</p>
<p>DPA DOCUMENTATION</p>	<p>DPA Second Mortgage Loan Documents (Required):</p> <ul style="list-style-type: none"> • DPA Funding Commitment Notice – must be dated prior to the Note date • Second Mortgage Note <p>See Exhibit A for GMFS Process unique to this product</p>
<p>BORROWER ELIGIBILITY</p>	<p>Occupancy:</p> <ul style="list-style-type: none"> • No first-time homebuyer requirement. • Borrower must occupy the residence as their primary residence within (60) days of closing). • Borrowers may have ownership in other property at time of closing, per agency guidelines. • Non-occupant co-borrowers allowed. <p>Eligible Properties:</p> <ul style="list-style-type: none"> • Single Family Residences • 2 units – LLPA applies • PUDs • Townhouses • Condominiums (Must be agency approved and must not be litigation). Follow agency guidelines. Minimum Credit Score: • FHA: 600 • Each borrower must have a minimum of one credit score

	<ul style="list-style-type: none"> • Maximum DTI: • AUS approval required • Homebuyer Education: • At least one borrower must receive housing counseling from a HUD approved non-profit housing counseling agency
<p>MORTGAGE INSURANCE</p>	<p>Follow agency guidelines.</p>
<p>INTEREST RATES AND MORTGAGE LOCKS</p>	<p>Loan Registrations (Reservations):</p> <ul style="list-style-type: none"> • 2nds are registered with NHF prior to closing • NHF DPA Funding Commitment Notice and Second Loan Documents must be submitted with the mortgage loan file. GMFS cannot purchase a Mortgage Loan without these documents. • NHF DPA Funding Commitment Notice must be dated prior to the Note date First Mortgage Loan Lock: <p>Price Adjustments: All adjustments are cumulative</p> <ul style="list-style-type: none"> • Loans are subject to the LLPA's and Fees as noted in Optimal Blue. • Origination Fee or discount: up to 2.00% of the First Mortgage. • Must pass points and fees testing • No Fees in
<p>COMPLIANCE CERT</p>	<p>Provide a separate compliance certificate for both the 1st and 2nd liens</p>



10 Year Forgivable Second Guidelines – FHA Loan

<p>PROGRAM SPONSOR</p>	<p>Down Payment Advantage is sponsored by National Homebuyers Fund, (NHF) is non-profit public benefit corporation established in 2002 to expand homeownership nationwide. The DPA Program is designed to increase homeownership opportunities for low-to- moderate income individuals</p>
<p>SERVICER</p>	<p>GMFS will release the first and second mortgage and the servicer will be Data Mortgage, Inc. dba Essex Mortgage</p>
<p>FIRST MORTGAGE LOAN TYPES AND TERMS</p>	<p>Loan Types:</p> <ul style="list-style-type: none"> FHA -- All guidelines will follow FHA guidelines and GMFS product guides unless stated otherwise in this document. (For clarity, the second is considered Conventional in the system) <p>Loan Term:</p> <ul style="list-style-type: none"> Due and payable in 30 years 2nd Lien is due and payable at the time of the first mortgage unless the forgivable parameters below have been satisfied <ul style="list-style-type: none"> Forgivable IF 1. loan has reached 10 yrs from Note date AND 2. a Repayment event has not occurred, AND 3. The borrower has continued to occupy the property as their primary residence. <p>Repayment Events</p> <ul style="list-style-type: none"> The First Deed of Trust on the Property is refinanced; or The First Deed of Trust on the Property becomes due and payable for any reason; or Borrower sells, transfers or otherwise disposes of the Property, including, without limitation, through foreclosure or transfer pursuant to any power of sale. <p>Maximum Loan Amount:</p> <ul style="list-style-type: none"> Maximum Loan Amount = \$726,200 or Maximum HUD County Limit <ul style="list-style-type: none"> You Can Exceed County Loan Limits by the Amount of UPMIP and the 2nd Lien <p>Max LTV/CLTV:</p> <ul style="list-style-type: none"> Follow loan agency guidelines



<p>DOWN PAYMENT AND CLOSING COST ASSISTANCE (DPA)</p>	<p>DPA is available for Purchase transactions as outlined below: DPA Amount:</p> <ul style="list-style-type: none"> • 3.5% of the Sales Price or Appraised Value (lesser of) • If borrower requests that the 2nd be lower than 3.5%, prior approval is required. Contact Secondary to get approval. <p>DPA Form:</p> <ul style="list-style-type: none"> • A deferred 30-year Second Mortgage Loan (no interest) • Promissory Note Addendum • Loan Forgiveness Feature Disclosure <p>DPA General Terms:</p> <ul style="list-style-type: none"> • Proceeds may be used for down payment and/or closing costs; There must be no cash back to the borrower from the DPA proceeds; <p>DPA Second Mortgage Loan Terms:</p> <ul style="list-style-type: none"> • 30 year Term; • Note Rate of Second Mortgage is 0.0% • Non-amortizing loan with no monthly payments • Second Mortgage is due and payable upon sale, refinance or payoff of the First Mortgage; If forgivable terms are not satisfied • Second loan amounts must be rounded up to nearest dollar • No subordination allowed; <p>GMFS will conform to federal RESPA and Truth-in-lending laws in disclosing the terms of the Second Mortgage.</p>
<p>DPA DOCUMENTATION</p>	<p>DPA Second Mortgage Loan Documents (Required):</p> <ul style="list-style-type: none"> • DPA Funding Commitment Notice – must be dated prior to the Note date • Second Mortgage Note • Security Instrument should contain MERS "MOM" language as well as a MIN number <p>See Exhibit A for GMFS Process unique to this product</p>
<p>BORROWER ELIGIBILITY</p>	<p>Occupancy:</p> <ul style="list-style-type: none"> • No first-time homebuyer requirement. • Borrower must occupy the residence as their primary residence within (60) days of closing). • Borrowers may have ownership in other property at time of closing, per agency guidelines. • Non-occupant co-borrowers allowed. <p>Eligible Properties:</p> <ul style="list-style-type: none"> • Single Family Residences • 2 units – LLPA applies • PUDs • Townhouses • Condominiums (Must be agency approved and must not be litigation).



<p>BORROWER ELIGIBILITY CONT.</p>	<p>Follow agency guidelines. Minimum Credit Score:</p> <ul style="list-style-type: none"> • FHA: 600 • Each borrower must have a minimum of one credit score <p>Maximum DTI:</p> <ul style="list-style-type: none"> • AUS approval required <p>Homebuyer Education:</p> <ul style="list-style-type: none"> • At least one borrower must receive housing counseling from a HUD approved non-profit housing counseling agency
<p>MORTGAGE INSURANCE</p>	<p>Follow agency guidelines.</p>
<p>INTEREST RATES AND MORTGAGE LOCKS</p>	<p>Loan Registrations (Reservations):</p> <ul style="list-style-type: none"> • 2nds are registered with NHF prior to closing • NHF DPA Funding Commitment Notice and Second Loan Documents must be submitted with the mortgage loan file. GMFS cannot purchase a Mortgage Loan without these documents. • NHF DPA Funding Commitment Notice must be dated prior to the Note date First Mortgage Loan Lock: <p>Price Adjustments: All adjustments are cumulative</p> <ul style="list-style-type: none"> • Loans are subject to the LLPA's and Fees as noted in Optimal Blue. • Origination Fee or discount: up to 2.00% of the First Mortgage. • Must pass points and fees testing • No Fees In • Administration fee – additional fee charged on the first - \$395.00 • DTI price hit may apply, must reprice if DTI >50
<p>COMPLIANCE CERT</p>	<p>Provide a separate compliance certificate for 1st Transaction</p>