



DPA *with NATIONAL HOMEBUYERS FUND (NHF)* 10yr Amortized Second Guidelines – FHA Loan

PROGRAM SPONSOR	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
SERVICER	GMFS will release the first and second mortgage and the servicer will be Data Mortgage, Inc. dba Essex Mortgage
FIRST MORTGAGE LOAN TYPES AND TERMS	<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 a Conventional) <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
ELIGIBLE PROPERTIES	<ul style="list-style-type: none"> • Single Family Residences: 1 Unit • Duplexes: 2 Units • PUDs • Townhouses • Condo Agency Approved



<p>DOWN PAYMENT AND CLOSING COST ASSISTANCE (DPA)</p>	<p>DPA is available from NHF for Purchase transactions as outlined below: DPA Amount:</p> <ul style="list-style-type: none"> Up to 3.5% of the Sales Price or Appraised Value (lesser of) <p>DPA Form:</p> <ul style="list-style-type: none"> NHF 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, on behalf of NHF, 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).



BORROWER ELIGIBILITY CONT.	<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
MORTGAGE INSURANCE	Follow agency guidelines.
INTEREST RATES AND MORTGAGE LOCKS	<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
COMPLIANCE CERT	Provide a separate compliance certificate for both the 1st and 2nd liens