

Home 100 DPA

FORGIVABLE/DEFERRED PROGRAM 100% CLTV

Revised 11.3.2025

Eligibility

STATE RESTRICTIONS	NY and WA
AUS	DU and LPA
DESCRIPTION	The program is designed to increase homeownership opportunities for low-to-moderate income individuals and families nationwide (excluding New York and Washington State). Down Payment Assistance (DPA) is available in the form(s) stated below.
FIRST MORTGAGE LOAN TYPES AND TERMS	Loan Types: • FHA 203(b), 203(b)(2), and 234(c); in accordance with FHA guidelines. • 30 year and 25 year terms available. • Cooperative Housing (co-op) is not eligible. Loan Term: • 2nd lien is due and payable at the time of the first mortgage unless the forgivable parameters below have been satisfied. • Forgivable programs are: 3 yrs, 5 yrs or 10 yrs • Forgivable IF: ○ Loan has reached its 3rd, 5th or 10th year from Note date, AND ○ A repayment event has not occurred, AND ○ The borrower has continued to occupy the property as their primary residence. Repayment Events: • 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. Maximum Loan Amount: • Conforming and High Balance allowed Max LTV/CLTV: • Follow FHA guidelines

DOWN PAYMENT AND CLOSING COST ASSISTANCE (DPA)	Down payment assistance (DPA) is available from NHF for purchase transactions as outlined below: DPA Amount: - Up to 3.5% of the sales price or appraised value (lesser of) DPA Form: - A deferred 25 or 30-year Second Mortgage Loan Note (No Interest) - Promissory Note Addendum - Loan Forgiveness Feature Disclosure DPA General Terms: - Proceeds may be used for down payment and/or closing costs. - There must be <u>no cash back</u> to the borrower from the DPA proceeds. - Lender upfronts the DPA amount at closing to be reimbursed by CW Lend on behalf of NHF, upon purchase of the first mortgage loan. DPA Second Mortgage Loan Terms: 25 or 30-year loan term (must match term on FHA 1st) - Non-amortizing loan with no monthly payments required. - The 2nd mortgage note rate is 0% - The 2nd mortgage amount must be rounded up to the nearest whole dollar. - No subordination allowed - Lender must conform to Federal RESPA and Truth-in-Lending (TILA) laws in disclosing the terms of the Second Mortgage
DPA DOCUMENTATION	DPA Second Mortgage Loan Documents (Required): - DPA Funding Commitment Notice – must be dated prior to the Note date - Second Mortgage Note and Addendum – Fully endorsed to: National Homebuyers Fund, Inc., an Instrumentality of Government Section 115 entity - Lenders will use State Specific Security Instrument - Lender must serve as the Lender for the Second Note and Security Instrument - Security Instrument should contain MERS *MOM* language as well as a MIN Number with MIN registered with MERS prior to delivering to CW Lend for reimbursement - The Lender must complete the TOS/TOB transfer to NHF within 48 hours of CW Lend's reimbursement of the DPA funds. - MERS Org ID # = 1016798 - Master Servicer MERS Org ID # = 1003160 - Lender must adhere to any Local, State, and Federal compliance requirements. - Lender must provide a compliance certificate for the first lien only - and must be clear of all findings. - Lender is responsible for recording the Security Instrument. - Servicer Address: 1417 North Magnolia Ave, Ocala, FL 34475

	Lender is required to reflect NHF's EIN on HUD's FHA Loan Underwriting and Transmittal Summary in conjunction with secondary financing assistance or to the borrower when the borrower is receiving an FHA first mortgage. NHF's EIN is 42-1549314.
BORROWER ELIGIBILITY	Occupancy: • Borrower is not required to be a first-time homebuyer • Borrower must occupy the residence as their primary residence within sixty (60) days of closing. • Borrowers may have ownership of other property at time of closing, per Agency guidelines. • Non-occupant co-borrower(s) allowed pursuant to FHA loans guidelines and must be on title.
	Eligible Properties: • Single family residences • 2 units – LLPA applies • PUDs • Townhouses • Condominiums – (must be Agency approved or obtain Single Unit Approval and must not be in litigation). • Manufactured housing – (no single wides and must otherwise meet FHA requirements.) See Price Sheet for LLPA. Minimum Credit Score. • FHA with AUS Approval: 600 • FHA Manual Underwrite: 660 • Each borrower must have a minimum of one credit score Maximum DTI: • FHA with AUS approval - No Maximum DTI • FHA Manual Underwrite: Maximum DTI – 45% Homebuyer Education: • At least one occupying borrower must complete a Homebuyer's Education course from FNMA/FHLMC or any HUD approved provider
MORTGAGE INSURANCE	Follow Agency guidelines.
INTEREST RATES AND MORTGAGE LOCKS	Mortgage Loan Interest Rates: • See Price Sheet for available interest rate ranges and loan terms. • 2/1 Buydowns are permitted on the FHA First – adhere to all FHA requirements regarding Buydowns Loan Registrations (Reservations): • Once CD has been requested, Processor to request from lock desk the DPA Reservation & Funding Commitment Notice. This must be dated 24 hours prior to the note date. • Processor to request Lock and CD on the 2nd mortgage (must follow same TRID rules with the 1st mtg)

	Price Adjustments: All adjustments are cumulative - Loans are subject to the LLPAs, and Fees as noted on the price sheet (adjustments are assessed at the time of purchase. - LLPA for manufactured properties. Single wide properties are not permitted. Extension Fees: - See Price Sheet for Extension Fees Fees and Points Lender may charge to Borrower: - Must pass all Points and Fees Testing - Participating Lender may charge customary and reasonable closing costs and fees with full disclosure in accordance with loan agency, Federal, State and local laws and regulations on the FHA 1st - No Lender Fees are allowed on the DPA 2nd (3rd party closing costs are acceptable) Funds to Lender at Loan Purchase: - DPA 2nd lien is reimbursed at 100% of the Note Amount at the time of the first lien purchase - The first mortgage is purchased based on locked price, less fees and escrow balance.
DISCLOSURES	Process for initial disclosures 1st TD -Broker to issue disclosures through PARC 2nd TD -Broker to Email CRM once the 1st TD is created -CRM will create 2nd TD and request disclosures -CWL's disclosure team will issue disclosure internally
CLOSING DISCLOSURES	Process for Closing Disclosures 1st TD -Broker to request Closing Disclosure through PARC 2nd TD -Closing Disclosures will be issued at the same time as the 1st TD
LOAN DOCUMENTS	Process for Loan Docs 1st TD -Broker to request loan docs through PARC 2nd TD -Loan documents will be issued at the same time as the 1st TD