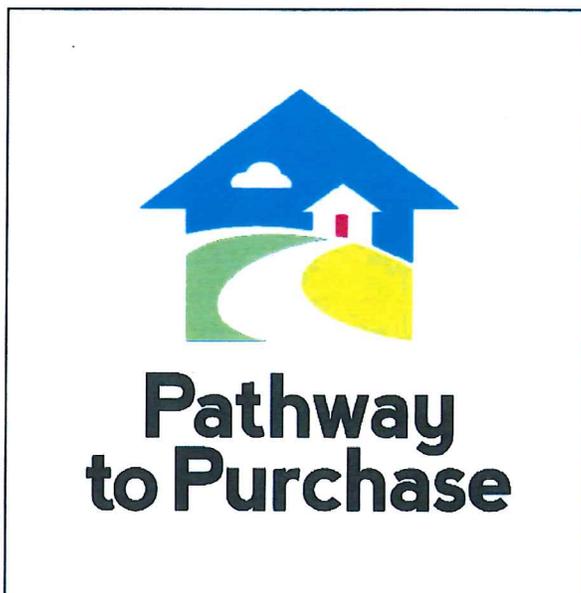


Arizona Department of Housing

(Acting with the Arizona Home Foreclosure Prevention Funding Corporation &
Arizona Housing Finance Authority)



Lender Support

“Pathway to Purchase” Down Payment Assistance Program

See Pathway to Purchase Lender Program Guidelines for full program details

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Mortgage Insurance Coverage

LTV

- 95.01 – 97%
- 90.01 – 95%
- 85.01 – 90%
- 80.01 – 85%

HFA Preferred

- 18%
- 16%
- 12%
- 6%

HomeReady

- 25%
- 25%
- 25%
- 12%

Standard

- 35%
- 30%
- 25%
- 12%

MI structures permitted

- Monthly borrower paid
- Upfront or split premium
 - Upfront premiums* can be financed or paid with a financing concession
- Seller paid
- Financed single premium

*Subject to the requirements and limitations in the Fannie Mae Selling Guide. See, Fannie Mae Selling Guide, B3-4.1-03, Types of Interested Party Contributions (IPCs); and B5-6-05, HomeReady Mortgage Loan Pricing, Mortgage Insurance, and Special Feature Codes.

A Look Beyond the Interest Rate

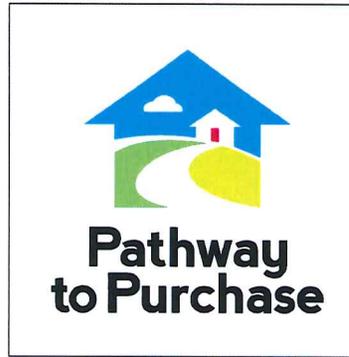
	4.25%	4.625%	4.625%	4.625%
	FHA 96.5% LTV	HFA Preferred 97% LTV Monthly MI	HFA Preferred 97% LTV Seller paid	HFA Preferred 95% LTV Financed single premium
	<ul style="list-style-type: none"> • \$1,436 monthly payment • 1.75% upfront MIP • 0.85% annual MI • Life of loan MI 	<ul style="list-style-type: none"> • \$1,427 monthly payment • 0.00% upfront MI • 0.80% annual MI • Auto termination at 78% LTV 	<ul style="list-style-type: none"> • \$1,330 monthly payment • 0.00% upfront MI • 0.00% annual MI 	<ul style="list-style-type: none"> • \$1,329 monthly payment • 2.00% upfront MI • 0.00% annual MI
Monthly Savings		\$9	\$106	\$107
Annual Savings		\$108	\$1,272	\$1,284
5-year Savings		\$540	\$6,360	\$6,420

Assumptions: \$200,000 home price, 730 FICO, Monthly PITI assumes 2% T&I

Note: MI may be financed up to the maximum LTV for the transaction, including the financed MI

HFA Preferred - Highlights

	HFA Preferred	HomeReady
Income Limits	✓ Higher HFA Limits	Fannie Mae limits
Homebuyer Education	✓ HFA requirements	Required on all loans through Framework
MI Coverage	✓ Reduced MI	Standard coverage (capped at 25%)
Ability to Repay	✓ Exempt (5% points and fees)	Non-exempt (3% points and fees)



Targeted Cities

1	Arizona City	7	El Mirage	13	Red Rock
2	Avondale	8	Fort Mohave	14	Sierra Vista
3	Buckeye	9	Goodyear	15	Snowflake
4	Casa Grande	10	Huachuca City	16	Tucson
5	Collidge	11	Laveen	17	Yuma
6	Douglas	12	Maricopa		

Quick Steps – How to Enter an HFA Preferred Loan



Entering the data for an HFA Preferred loan

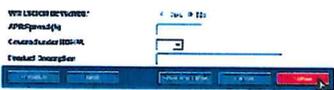
Tip: To print this document, click (Print). To get a closer look at a screen, click (Zoom In) in the toolbar.

This document shows you how to enter the data for a Fannie Mae HFA Preferred™ loan. This document is not intended to provide detailed instructions for entering 1003 data in Desktop Originator®, Desktop Underwriter® (DO/DU®), but rather to explain the specific steps for entering the data needed for an HFA Preferred loan.

Note: Lenders must be approved to deliver HFA Preferred loans to Fannie Mae. For details on HFA Preferred loans, lenders should contact their state Housing Finance Agency (HFA) to determine if they are offering HFA Preferred loans; and mortgage brokers should contact their DO sponsoring wholesale lender.

The first step assumes that you have already logged in to DO/DU and you are in the casfile you want to submit as a HFA Preferred loan.

Step	Screen
<p>1. Click Additional Data in the navigation bar.</p>	
<p>2. The Additional Data screen opens. Locate the Community Lending Information section.</p>	

Step	Screen
<p>3. Take the following steps:</p> <ol style="list-style-type: none"> a. Select HFA Preferred in the Community Lending Product field. b. If you are using a Community Seconds® mortgage, select Yes in the Community Seconds field. Otherwise, select No. c. If you are using a Community Seconds mortgage, you must select the appropriate option from the Community Seconds Repayment Structure drop-down list. 	
<p>4. When you are finished entering the necessary data for HFA Preferred and other required fields on the Additional Data page, click Submit.</p>	

Common Mistakes with DU

- Incorrect selection of income type
- Incorrect selection of property type
- Incorrect selection of asset type
- Not re-submitting loan casefile when data changes
- Not obtaining ALL documentation required by DU
- Not reviewing all messages



To add the HHF second. Once your loan is reserved, while in the loan

1. Click on ADD ADDITIONAL
2. Enter the HHF amount of DPA (10% of purchase price up to 20,000)
3. Click on UPDATE

eHousingPlus
Program Management Specialists

K MAIN MENU **H** UPDATE **X** CANCEL LOAN **+** ADD ADDITIONAL **S** SEARCH **C** CONFIRMATION **F** FORMS

Borrower: [REDACTED] Jacob Lender: 21 [REDACTED] Mortgage, LLC Program: Pathway to Purchase DPA Program

LOAN INFO ORIGINATION PROPERTY INFO BORROWERS INCOMES FINANCE TIMELINE ATTACHMENTS OTHER

LOAN NUMBER: 2949000 ALLOTMENT/ALLOCATION: 60 Day Lock Rate with HHF DPA/Second

LENDER LOAN NUMBER: 107000 APPROVED/WORKING STAGES: Reservation UW Certification

LENDER CASE NUMBER: STATUS: Current

RESERVATION DATE: 03/15/2016 ESTIMATED CLOSING DATE: 03/29/2015

INITIATIVE: LOAN AMOUNT: \$124,650.00

INTEREST RATE: 4.2500 % HFA Preferred P2P DPA-60 Day Lock (LTV <=95%)

AMORTIZATION: Fixed Rate TERM IN MONTHS: 360

P&I: \$613.20 PURCHASE PRICE: \$138,500.00

REHAB COST: \$0.00

LOAN TYPE: FannieMae HFA Preferred ADDITIONAL ACQUISITION COST: \$0.00

PRODUCT TYPE: ACQUISITION PRICE: \$138,500.00

MERS

ORIGINAL ID: LOAN SEQUENCE NUMBER:

CHECK DIGITS: MOM DOCUMENT:

eHousingPlus
Program Management Specialists

K MAIN MENU **H** UPDATE **X** CANCEL LOAN **+** ADD ADDITIONAL **S** SEARCH **C** CONFIRMATION **F** FORMS

Borrower: [REDACTED] Jacob Lender: 21 [REDACTED] Mortgage, LLC Program: Pathway to Purchase DPA Program

LOAN INFO ORIGINATION PROPERTY INFO BORROWERS INCOMES FINANCE TIMELINE ATTACHMENTS OTHER **ADDITIONAL LOAN**

ADDITIONAL LOAN

LOAN NUMBER:

PROGRAM: Pathway to Purchase - HHF DPA

SERVICER: US Bank NA

LOAN TYPE: DPA Assistance

LOAN AMOUNT: \$0.00

INTEREST RATE: 0.0000 % HHF Second

AMORTIZATION: Deferred

TERM IN MONTHS: 60

P&I: \$0.00

Enter the HHF Amount and click on UPDATE



MAIN MENU UPDATE CANCEL LOAN ADD ADDITIONAL SEARCH CONFIRMATION FORMS

Borrower: [redacted] Jacob Lender: 20 [redacted] Mortgage, LLC Program: Pathway to Purchase DPA Program

LOAN INFO ORIGINATION PROPERTY INFO BORROWERS INCOMES FINANCE TIMELINE ATTACHMENTS OTHER ADDITIONAL LOAN

ADDITIONAL LOAN

LOAN NUMBER:

PROGRAM: Pathway to Purchase - HHF DPA

SERVICER: US Bank NA

LOAN TYPE: DPA Assistance

LOAN AMOUNT: \$13,850.00

INTEREST RATE: 0.0000 % HHF Second

AMORTIZATION: Deferred

TERM IN MONTHS: 60

P&I: \$0.00

1. Enter the amount (10% of the purchase price up to 20,000)

2. Click on Update



MAIN MENU UPDATE CANCEL LOAN ADD ADDITIONAL SEARCH CONFIRMATION FORMS

Borrower: [redacted] Jacob Lender: 20 [redacted] Mortgage, LLC Program: Pathway to Purchase DPA Program

Message Summary

- The loan was modified successfully.
- Additional Loan
 - The loan was added successfully.
 - The current loan's stage is Reservation.

LOAN INFO ORIGINATION PROPERTY INFO BORROWERS INCOMES FINANCE TIMELINE ATTACHMENTS OTHER ADDITIONAL LOAN

ADDITIONAL LOAN

LOAN NUMBER: 294 [redacted] A

PROGRAM: Pathway to Purchase - HHF DPA

SERVICER: US Bank NA

LOAN TYPE: DPA Assistance

LOAN AMOUNT: \$13,850.00

INTEREST RATE: 0.0000 % HHF Second

AMORTIZATION: Deferred

TERM IN MONTHS: 60

P&I: \$0.00

CONFIRMATION REPORT EXTRACT – MID PAGE

Please refer to the Program Docs and Guidelines for applicable repayment terms.

First Mortgage: 60 Day Lock / Rate with HHF DPA/Second
Loan Amount: \$124,650.00 Interest Rate **4.250%** **Type: FannieMae HFA Preferred**
e Desc: HFA Preferred P2P DPA-60 Day Lock (LTV <=95%)

DPA as Second

\$13,850.00

Pathway to Purchase - HHF DPA

