

Home *Preferred* Manufactured Housing ROCs with Cash Assistance Second Mortgage

Description:	<ul style="list-style-type: none"> New Hampshire Housing in conjunction with Fannie Mae is making our Home <i>Preferred</i> program available for manufactured housing in Fannie Mae approved ROCs (resident owned community). The program offers up to 95% LTV with low mortgage insurance coverage, making it ideal for borrowers with limited funds. 3% Cash Assistance Mortgage (DPA) can be combined with the ROC program. 	
Term:	<ul style="list-style-type: none"> 30 years 	
Interest Rate:	<ul style="list-style-type: none"> Established daily and published on www.nhhfa.org, www.GoNewHampshireHousing.com 	
Loan Purpose: Occupancy:	<ul style="list-style-type: none"> Purchase of a primary residence, or limited cash-out refinance Must be owner occupied Loans cannot be closed in a trust (NHHFA policy) 	
Eligible Borrowers:	<ul style="list-style-type: none"> Income limit as published by New Hampshire Housing, see income limits: https://www.nhhfa.org/wp-content/uploads/2020/05/Program-Income-Limits.pdf Home Buyer Education is required for all first-time homebuyers, New Hampshire Housing online education acceptable Home <i>Preferred</i>/Home Ready rules apply, follow the findings If borrowers currently own property and are retaining it, borrowers would need to qualify under Home Ready Non-borrower title holders acceptable – if allowed by mortgage insurer 	
Eligible Properties:	<ul style="list-style-type: none"> Must meet Fannie Mae requirements for manufactured housing in a Resident Owned Community (ROC) Must be affixed to the property per Fannie Mae requirements. Fannie Mae approved communities only. Appraisal forms 1004C and 2090 required for this transaction. 	
Minimum Cash Investment:	<ul style="list-style-type: none"> One unit: \$0 <i>Private mortgage insurance requirements may differ – please check</i> 	
Maximum LTV:	<ul style="list-style-type: none"> 95% / CLTV 105% with Fannie Mae eligible community seconds 	
Participating PMI Companies	<ul style="list-style-type: none"> National MI, MGIC, Genworth 	
Income Limits:	<ul style="list-style-type: none"> Income limits as currently published by New Hampshire Housing. Qualifying income for all borrowers, occupant, and non-occupant, is counted towards income limit <i>When combining with the Homebuyer Tax Credit (MCC program), income and purchase price limits must be followed.</i> 	
Reserves:	<ul style="list-style-type: none"> Per mortgage insurer 	
Credit/FICO:	<ul style="list-style-type: none"> Per DO with Approved Eligible - 620 minimum FICO for all borrowers 	
Underwriting/ Ratios:	<ul style="list-style-type: none"> Per DO. When entering DO, choose the HFA Preferred option on the community lending screen. DO recommendations of Approve/Eligible are eligible for DO's Limited Waiver of reps and warrants. Qualifying ratios, reserves, and income requirements are determined by DO. 	
Collections:	<ul style="list-style-type: none"> Per DO and insurer's requirements. *Choose Property type: Condo/PUD/Coop/Manufactured 	
Mortgage Insurance:	LTV	Mortgage Insurance
	>90% and <=95%	16%
	>85% and <=90%	12%
	>80% and <=85%	6%

Gifts:	<ul style="list-style-type: none"> • A gift letter is required • Transfer of gift funds must be documented. • File must include documentation that the gift funds were from an acceptable source and were the donor's own funds
Interested Party Contributions:	<ul style="list-style-type: none"> • Please refer to Fannie Mae Selling Guide
Water Test:	<ul style="list-style-type: none"> • Water test required on private water source, test must include Ecoli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass • Community Wells: we will need a copy of the most recent water test.
Homeowners Insurance:	<ul style="list-style-type: none"> • Max deductible is the higher of \$1,000 or 1% of face amount of policy.
Additional Documentation:	<ul style="list-style-type: none"> • Rider for the ROC • Recognition Agreement & Affidavit of Intent (forms available at www.nhhfa.org). • ROC Membership Certificate/Occupancy Agreement signed by ROC • Follow correct stacking list for the Home <i>Preferred</i> MH ROC program
Important	<ul style="list-style-type: none"> • We DO NOT participate in MERS • Fannie Mae approved Resident Owned Communities (ROCs) only • Loans cannot be closed in a trust (NHHFA policy) • Escrows for property taxes, hazard insurance, flood insurance and mortgage insurance are required on every New Hampshire Housing loan

Cash Assistance Mortgage

Description:	<ul style="list-style-type: none"> • The "Cash Assistance Mortgage" is the second mortgage that is connected with a Home <i>Preferred</i> MH ROCs Plus first mortgage.
Loan Terms:	<ul style="list-style-type: none"> • Full amount of the Cash Assistance will be repayable to New Hampshire Housing. <ul style="list-style-type: none"> ○ Secured by a second mortgage ○ No interest ○ No periodic payments ○ Forgiven in full after four years unless during the first four years, the borrower: 1) sells; 2) refinances; or 3) files for bankruptcy, in which case the borrower must repay the Cash Assistance.
Reservation:	<ul style="list-style-type: none"> • When a lender reserves a Home <i>Preferred</i> MH ROCs Plus loan, there is an automatic reservation for the Cash Assistance Mortgage, meaning a separate reservation is not required.
Application:	<ul style="list-style-type: none"> • No separate application is required for the Cash Assistance Mortgage.
Lender:	<ul style="list-style-type: none"> • New Hampshire Housing is the lender on the Cash Assistance Mortgage.
Document Preparer:	<ul style="list-style-type: none"> • On the Cash Assistance Mortgage, the lender on the Home <i>Preferred</i> MH ROCs Plus first mortgage acts simply as a document preparer. • The document preparer must sign the Document Preparation Agreement (see the Policy).
Documents:	<ul style="list-style-type: none"> • The Policy provides a list of and the forms for all of the documents connected with the Cash Assistance Mortgage. • To document the repayment obligation and to provide a second mortgage to New Hampshire Housing, the borrower shall sign the "Mortgage and Promise to Pay" (see the Policy).
Funding Process:	<ul style="list-style-type: none"> • There are very specific mandatory steps for requesting and funding the Cash Assistance, which are stated in the Policy. • Cash Assistance funds must be requested by 12pm two business days before closing. • Failure to follow the Policy could result in: <ul style="list-style-type: none"> • The loan not being FHA insured • The lender having to pay back the Cash Assistance