

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

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. Either 3% or 4% Cash Assistance Mortgage (DPA) can be combined with the ROC program.
Rate and Term:	<ul style="list-style-type: none"> Established daily and published on https://www.gonewhampshirehousing.com/rates 30 years
Loan Purpose: Occupancy:	<ul style="list-style-type: none"> Purchase of a primary residence, 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"> Borrower not required to be first-time homebuyer Home Buyer Education is required for first-time homebuyers See: https://www.gonewhampshirehousing.com/education-and-resources/online-education If borrower(s) own property that will be retained Lender must follow Home Ready/AUS guidelines to ensure eligibility. Non-borrower title holders now acceptable – if allowed by mortgage insurer
Eligible Properties /Appraisal Forms:	<ul style="list-style-type: none"> Must meet current Fannie Mae requirements for manufactured housing in a resident own community. Must be affixed to property per Fannie Mae requirements. Fannie Mae approved communities only. Appraisal forms 1004C AND 2090 required for this transaction.
Income, Credit, Asset:	<ul style="list-style-type: none"> Written VOE's and 1 month of paystubs will be required for each borrower Per DO with Approve/Eligible findings. Credit score minimum 620 for all borrowers Collections follow DU findings Gifts must be from an acceptable source, gift letter, source of funds verified and evidence of receipt (complete paper trail required)
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 limit as published by New Hampshire Housing, see income limits: https://www.nhhfa.org/wp-content/uploads/2020/05/Program-Income-Limits.pdf Qualifying income for all borrowers, occupant, and non-occupant, is counted towards income limit When combining with the Homebuyer Tax Credit (MCC program), income and purchase price limits must be followed.
Underwriting/ Ratios:	<ul style="list-style-type: none"> Per DO. When entering DO choose 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. Follow the findings
Mortgage Insurance:	<ul style="list-style-type: none"> Standard rates apply. Follow your AUS findings.
Interested Party Contributions	<ul style="list-style-type: none"> Please refer to Fannie Mae Selling Guide
Additional Documentation	<ul style="list-style-type: none"> Rider for the ROC, Recognition Agreement & Affidavit of Intent (forms available at www.nhhfa.org)

Water Test:	<ul style="list-style-type: none"> Water test required for private source. Testing 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.
IMPORTANT	<ul style="list-style-type: none"> 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 Preferred 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 Preferred 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 Preferred MH ROCs Plus first mortgage acts simply as a document preparer. The document preparer must sign the Document Preparation Agreement.
Documents:	<ul style="list-style-type: none"> See NHHFA.org 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.
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 Selling Guide. 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

*Fannie Mae approved Resident-Owned Communities (ROCs)