



SmartBuy Down Payment Assistance

Wholesale Channel

SmartBuy Down Payment Assistance (DPA) Program Matrix
Effective with locks as of 1/13/2025 unless otherwise noted (changes in bold font)

	5 YEAR FORGIVABLE OPTION	10 YEAR REPAYABLE OPTION	CLOSING COSTS REPAYABLE OPTION	FHA SmartRefi
General Description	<ul style="list-style-type: none"> ✓ Up to 5.0% Down Payment Assistance (DPA) program requiring the delivery of the underlying first lien (FHA, USDA, or HUD 184) with the subordinated second lien ✓ Available nationally (except New York) with no 1st time homebuyer restrictions ✓ DPA source of funds from non-profit meets agency requirements ✓ Second Lien is 9.99% interest rate for the repayable option with the exception of TN which allows for 3.5% DPA at 8% interest rate 			<ul style="list-style-type: none"> ✓ Cover refinance costs and allow for a first lien within LTV requirements ✓ Second Lien is 9.99% interest rate except in TN which is 8%. ✓ Source of DPA funds is CNC.
<u>DPA Second Lien:</u> Term and Structure	<ul style="list-style-type: none"> • Second lien is fully forgivable after 5 years IF <ul style="list-style-type: none"> ○ No 90 day or greater delinquencies on the first 60 payments on the first lien • 30-year fixed rate mortgage • 0% interest rate, no monthly payments • No resubordinating or assumptions • No additional liens allowed 	<ul style="list-style-type: none"> • Second lien is not forgivable • 30-year amortization with 10-year balloon • No resubordinating • No assumptions • No additional liens allowed • Must be a separate and distinct loan number from first lien 	<ul style="list-style-type: none"> • Second lien is not forgivable • 30-year amortization with 10-year balloon • No resubordinating • No assumptions • No additional liens allowed • Must be a separate and distinct loan number from first lien 	
DPA Amount / Use of Funds	<ul style="list-style-type: none"> • 3.5% of home purchase price or appraised value, whichever is less 	<ul style="list-style-type: none"> • Up to 5.0% of home purchase price or appraised value, whichever is less 	<ul style="list-style-type: none"> • Up to 5% for down payment, closing costs and prepaid items including any items paid outside closing 	<ul style="list-style-type: none"> • 1%, 1.5%, 2%, 2.5%, 3%, and 3.5% second based on current balance or appraised value whichever is less.
REFER TO FHA & USDA GUIDELINES TO DETERMINE FIRST LIEN ELIGIBILITY SUBJECT TO BELOW OVERLAYS				
<u>First Lien:</u> Loan Products / Transaction Type / Occupancy	<ul style="list-style-type: none"> • FHA 203(b) and 203(c), USDA or HUD 184* *Note: HUD 184 Native American Program available through Click n' Close's <u>1st Tribal Division</u> • 25-year or 30-year Fixed Rate only • Purchase transactions only • Owner-occupied only; property must remain primary residence throughout the term of the second lien 			<ul style="list-style-type: none"> • FHA excluding HUD 184 • 30-year Fixed Rate Only • Owner-occupied Only • Cannot refinance a current SmartBuy Loan
Borrower Eligibility	<ul style="list-style-type: none"> • Based on FHA, USDA, or HUD 184 program guidelines • No revocable trusts • No foreclosures • Not required to be first-time homebuyers • No income restrictions beyond USDA guidelines 			<ul style="list-style-type: none"> • Based on FHA guidelines • No revocable trusts • No foreclosures • Not required to be first-time homebuyers • No income restrictions
Property Locations	Available in all states except New York (not available in U.S. territories)			



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	5 YEAR FORGIVABLE OPTION	10 YEAR REPAYABLE OPTION	CLOSING COSTS REPAYABLE OPTION	FHA Refinance
Credit Score	<ul style="list-style-type: none"> Minimum representative credit score of 620 for 30 year term, (loan level price adjustment (LLPA) for credit scores below 620) Minimum representative credit score of 660 for 25 year term All borrowers must have at least one score 	<ul style="list-style-type: none"> Minimum representative credit score of 660 (no loan level price adjustment) All borrowers must have at least one score 		
"Blended Score" Qualifying Flexibility (NEW FEATURE)	<ul style="list-style-type: none"> Minimum "Blended Score" of 660 Allows qualification by averaging representative credit score of occupying borrowers Primary wage earner must have >= 60% of household income (including non-qualifying) AND have the higher credit score No minimum credit score for lower wage earner Must maintain AUS approval Blended Score for qualification purposes only; Pricing remains based on borrower's individual representative credit score 			
Underwriting	<ul style="list-style-type: none"> Approval by an Automated Underwriting System (DU, LPA, GUS) Manual underwriting exception allowed subject to FHA / USDA requirements 	<ul style="list-style-type: none"> Approval by an Automated Underwriting System (DU, LPA, GUS) No manual underwriting on Repayable DPA loans with the exception of manual downgrades 		<ul style="list-style-type: none"> DU/LP Approved/Eligible Manual downgrades allowed Manual underwrites ineligible
Debt-to-Income (DTI)	<ul style="list-style-type: none"> Maximum DTI ratio per AUS approval and agency guidelines 			
Loan-to-Value	<ul style="list-style-type: none"> Minimum LTV – 90.00% Maximum LTV/CLTV – Based on FHA / USDA guidelines (Note: Per USDA, maximum CLTV limited to <= market value of property for repayable DPA) 			<ul style="list-style-type: none"> Max LTV meets FHA guidelines Max CLTV of 100%
Property Types / Units	<ul style="list-style-type: none"> Single-family detached/attached, condos and PUDs Double-Wide Manufactured housing eligible – Single Wide is not allowed No unique property types 1 – 2 units 			<ul style="list-style-type: none"> Single-family detached/attached, condos and PUDs Double-Wide Manufactured housing Single Wide is not allowed No unique property types 2-4 units with 1 unit owneroccupied
Buydowns	<ul style="list-style-type: none"> Permanent rate buydown allowed Temporary 2-1 buydown allowed (loan level price adjustment applicable) 			



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High Balance	<ul style="list-style-type: none"> High Balance restricted to repayable options only (Effective with locks as of 11/01/23) 	<ul style="list-style-type: none"> Available for both Repayable DPA options High Balance loans allowed as defined per Ginnie Mae (subject to loan level price adjustment (LLPA)) 	<ul style="list-style-type: none"> Available as defined per Ginnie Mae (subject to loan level price adjustment (LLPA))
	5 YEAR FORGIVABLE OPTION	10 YEAR REPAYABLE OPTION	CLOSING COSTS REPAYABLE OPTION
Escrow Holdbacks	<ul style="list-style-type: none"> Escrow holdbacks allowed subject to the following: <ul style="list-style-type: none"> Weather related items with aggregate cost not to exceed \$10,000 Postponed items do not affect occupancy Must be completed and inspected within 180 days of the Note date Mortgagee to establish escrow account and final completion 		<ul style="list-style-type: none"> Allowed according to FHA guidelines
Mortgage Credit Certificate	Not allowed		
TRID / Disclosure Requirements	<ul style="list-style-type: none"> Second lien (forgivable, no payment) Separate TRID disclosure not required 	<ul style="list-style-type: none"> Second lien (repayable) requiring separate TRID disclosure No lender fees on second lien Allowable fees restricted to: <ul style="list-style-type: none"> Prepaid interest Reasonable recording and settlement fees MERS registration/transfer fees Balloon Disclosure required 	<ul style="list-style-type: none"> No lender fees on second lien Allowable fees restricted to: <ul style="list-style-type: none"> Prepaid interest Reasonable recording and settlement fees MERS registration/transfer fees
Allowable Lender Fees and Credits	Fees charged to the Borrower must comply with all applicable federal, state and local laws and disclosure requirements. Principal reductions are limited to \$500 with the exception of HUD-184 at \$1,000. Only exception is for required cures.		Fees charged to the Borrower must comply with all applicable federal, state and local laws and disclosure requirements. Principal reductions are limited to \$500. Only exception is for required cures.
Non-Profit Administrative Fee	\$500 administrative fee netted at funding of second lien purchase		N/A
MERS / MIN	MERS registration and a unique MIN number are required on both the 1st lien and 2nd lien DPA Within 5 days of the servicing transfer, Investor and Servicer should be updated as follows: 1 st lien MERS ORG ID (<u>INVESTOR & SERVICER</u>) – 1001320 (Click n’ Close, Inc.) 2 nd lien DPA MERS ORG ID: <ul style="list-style-type: none"> <u>INVESTOR</u> – 1016709 (Rosebud Economic Development Corporation) <u>SERVICER</u> – 1001320 (Click n’ Close, Inc.) 		<ul style="list-style-type: none"> MERS registration and a unique MIN number are required on both liens. MERS ORG ID (<u>INVESTOR & SERVICER</u>) – 1001320 (Click n’ Close)
Gifts	All Gift funds must be received and documented in borrowers account prior to close -		
Paying off revolving debt to qualify	If a purchase & revolving debt is being paid off to qualify for the new loan - the revolving debt needs to be paid off prior to close and supplement obtained.		