



Program Term Sheet



<p style="text-align: center;">Conventional Standard 97*</p> <p><i>* Neither the Chenoa Fund, CBCMA nor any of their products are approved by or affiliated with Fannie Mae. It is the originating lender's responsibility to ensure that the use of CBCMA second mortgages, the CBCMA first mortgage, and combination of the CBCMA first and second mortgages are compliant with Fannie Mae requirements</i></p>	<p>footnote that HomeReady is a registered trademark of Fannie Mae)</p> <p><i>*Neither the Chenoa Fund, CBCMA nor any of their products are approved by or affiliated with Fannie Mae. It is the originating lender's responsibility to ensure that the use of CBCMA second mortgages, the CBCMA first mortgage, and combination of the CBCMA first and second mortgages are compliant with Fannie Mae requirements. Neither CBCMA nor its products are approved by or affiliated with Fannie Mae®. It is lender's responsibility to insure that the use of CBCMA second mortgages is compliant with Fannie Mae® guidelines.</i></p>	
Program Administrator	CBC Mortgage Agency, A Federally Chartered Government Entity	
How to Participate	Lenders desiring to participate in this Program must be approved as a correspondent of CBC Mortgage Agency.	
Description of Assistance	Down payment assistance in the form of Repayable Secondary Financing with a 10 year term and interest rate 2% above the first mortgage note rate.	
Underlying 1st Mortgage Loan Types and Terms	30 Year fixed-rate term with full amortization only: First mortgage must be purchased by CBCMA	
Minimum Borrower Investment	\$0	
Down Payment Assistance	3.5% rounded up to the nearest dollar Fully-amortized second mortgages with a term of 10 years and a fixed interest 2% above first mortgage note rate.	
First-Time Homebuyer	Required by at least one buyer	Not Required
Income Limits	No Limits	No limits in low-income census tracts; 100% of AMI in all other census tracts. HomeReady®* income limits are integrated in DU or can be found using the Income Eligibility Lookup Tool at this link: https://homeready-eligibility.fanniemae.com/homeready/
MI Coverage	Standard 35% MI coverage is required	Standard 25% MI coverage is required
MCCs	Allowed w/ appropriate LLP-see rate sheet	
Homeownership Education	Not Required	Required for at least one borrower prior to close. Can be Fannie Mae®* Framework course or a course offered by a HUD approved agency https://homeready.frameworkhomeownership.org/

Units	Single family only. No manufactured housing.	Single family only. No manufactured housing.
Underwriting	AUS Approve/Eligible Only	D/U Approve/Eligible Only
Borrower Eligibility	All borrowers must occupy the property as their primary residence All other Conventional guidelines apply.	Non-occupant borrowers permitted w/95% LTV & AUS approval All other Conventional guidelines apply.
Min Credit Score	640 All borrowers must have at least one credit score	640 All borrowers must have at least one credit score
Max DTI	Per AUS Findings	
Bankruptcy, Consumer Credit Counseling	CH 7 - 4 years from Discharge CH 13 - 2 years from discharge or 4 years from dismissal	
Foreclosure, Deed in Lieu of Foreclosure, or Short-Sale	Per Fannie Mae®* guidelines	
Max Units	1	1
Maximum Loan Amount	\$453,100	
Fees to CBCMA	First Mtg only: \$399 Admin Fee No lender fees allowed on secondary financing	
Fees to Originator (First Mortgage)	Origination fees must conform to QM guidelines Discount points must conform to QM guidelines	
Required Documents	Secondary Financing requires the delivery of a complete second lien file to include an application, LE, CD, and all other state and federal required disclosures. The first mortgage file must contain a copy of the note and trust deed/mortgage and a Funding Obligation letter dated prior to the loan closing date.	

CBCMA has added additional overlays to the HomeReady®* product and our standard conventional 97% LTV offering

Fannie Mae®* has not approved the Chenoa Fund, CBCMA, or any of our products. Lenders are required to make the determination whether a loan meets Fannie Mae®* requirements.