



Program Term Sheet

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| Program Administrator | CBC Mortgage Agency, Housing and Finance Authority of the Cedar Band of Paiutes. |
| How to Participate | Lenders desiring to participate in Chenoa Fund must be approved as a correspondent of CBC Mortgage Agency. |
| Description | Chenoa Fund provides down payment assistance in the form of repayable or forgivable second mortgages for FHA loans and repayable second mortgages for Fannie Mae conventional loans. |
| Underlying 1st Mortgage Loan Types and Terms | <ul style="list-style-type: none"> – First mortgage must be purchased by CBCMA – 30 year fixed-rate term with full amortization only – FHA 203(b), 1 unit (Rate Advantage product), 1–2 units (DPA Edge) – Fannie Mae HomeReady® or Conventional 97 loan, 1 unit only |
| Min. Borrower Investment | \$0 |
| Down Payment Assistance | <ul style="list-style-type: none"> – All products offer 3.5% down payment assistance (rounded up to the nearest dollar) at varying terms. Assistance may be applied towards the borrower’s minimum required investment (down payment), closing costs, or prepaid items, or any combination of the three. – The Rate Advantage product and the DPA Edge Soft Second product (FHA) also have a 5% assistance option. Assistance may be applied toward the borrower’s minimum required investment (down payment), closing costs, or prepaid items, or any combination of the three. – Lenders fund the down payment assistance at closing and will be reimbursed by CBCMA upon purchase of the FHA insured or FNMA conventional first mortgage. |
| Cash Back to Borrower | Borrower may receive a refund of documented earnest money, and other documented third-party costs, only. |

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| Borrower Eligibility | <ul style="list-style-type: none"> – Except where noted otherwise in our guidelines, all FHA or Fannie Mae guidelines apply as normal. Other eligibility requirements are determined by product. – All borrowers must occupy the property as their primary residence. Exception is DPA Edge, which allows non-occupant co-borrowers. |
| Loan Requirements | <ul style="list-style-type: none"> – All FHA or Fannie Mae guidelines apply per relevant Agency handbook. – AUS approval required for most programs. DPA Edge also allows manual underwriting. – FICO, credit score, and income limit requirements per individual program requirements. |
| Credit Score | <ul style="list-style-type: none"> – All borrowers must have at least one credit score that meets CBCMA requirements – DPA Edge (Repayable Second and Soft Second) (FHA): Minimum 620 – Rate Advantage (FHA), Conventional 97 and HomeReady® (FNMA conventional): Minimum 640 |
| Maximum Loan Amount | Per relevant Agency guidelines, FHA or Fannie Mae—varies by county. |
| Fees to CBCMA | First Mortgage Only (FHA and FNMA): \$399 Admin Fee |
| Fees to Originator | <ul style="list-style-type: none"> – Maximum origination fee of 1.5% allowed – Lender may charge for CBCMA loan level pricing adjustments, but must refund origination fees exceeding 1.5% plus CBCMA loan level pricing adjustments. – Reasonable lender underwriting, administrative, or program fees are not considered in the above calculation. – It is recommended that discount points are not charged; loan level pricing adjustments should be treated as and named as points – At no time will CBCMA purchase a loan that exceeds the QM 3% Points and Fees test. |

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| Interest Rates | <ul style="list-style-type: none"> – For first mortgages, email locks@chenoafund.org or follow this link. – Rates and terms for DPA products vary by product: – HomeReady® and Conventional 97 (FNMA conventional): 10 years with an interest rate 2% higher than the first mortgage. – Rate Advantage (FHA): 10 years with a 6% interest rate. – DPA Edge Repayable Second (FHA): two options. 10 years with a 0% interest rate, or 30 years with a 5% interest rate. – DPA Edge Soft Second (FHA): 30 years with a 0% interest rate and no monthly payment. Forgiveness based on DPA amount: <ul style="list-style-type: none"> – 3.5%: Forgiven after 36 consecutive, on-time payments of the first mortgage (late payments reset this forgiveness period). – 5%: Forgiven after 120 payments on the first mortgage. <p>Forgiveness is terminated if any payment is 60+ days late, but the loan will remain deferred payment, 0% interest.</p> |
| Required Documents | <p>Secondary Financing requires the delivery of a complete second lien file. The first mortgage file must contain a copy of the note and deed of trust/mortgage and a Funding Obligation Letter dated prior to the loan closing date.</p> |
| Soft Second Forgiveness | <p>The DPA Edge Soft Second product will be forgiven after forgiveness conditions are met, as determined by DPA amount:</p> <ul style="list-style-type: none"> – 3.5%: Forgiven after 36 consecutive, on-time payments of the first mortgage (late payments reset this forgiveness period). – 5%: Forgiven after 120 payments on the first mortgage. <p>Forgiveness is terminated if any payment is 60+ days late, but the loan will remain deferred payment, 0% interest.</p> <p>The DPA Edge Soft Second may also be forgiven at the end of the 30-year term if the loan has not been forgiven yet, even if there were late payments.</p> <p>To obtain loan forgiveness, the borrower will need to contact CBCMA’s servicing department and provide a payment history: servicing@chenoafund.org.</p> |

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