



Program Term Sheet



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 1 st 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, one unit only
Minimum 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 (FHA) also has a 5% assistance option. Assistance may be applied towards 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.
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 property as their primary residence. Exception is DPA Edge, which allows non-occupant coborrowers.

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.
Interest Rates	<ul style="list-style-type: none"> — For first mortgages, email info@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 an 8% 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. Entirely forgiven if the borrower makes thirty-six consecutive, on-time payments on the first mortgage.
Required Documents	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.

Soft Second Forgiveness	The DPA Edge Soft Second product will be forgiven after the borrower makes thirty-six consecutive, on-time payments on the first mortgage. To do this, the borrower will need to contact CBCMA's servicing department and provide a payment history; servicing@chenoafund.org .
-------------------------	---

Last Updated: 10-08-2020