

GOLDEN STATE FINANCE AUTHORITY (GSFA)
PLATINUM PROGRAM
LENDER TERM SHEET – CONVENTIONAL LOANS

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| PROGRAM SPONSOR | Golden State Finance Authority (GSFA) |
| SERVICER | US Bank National Association |
| PARTICIPATING LENDERS | Lenders interested in participating in this Program must complete a GSFA Lender Profile, execute a GSFA Program Lender Agreement, and be an Approved Correspondent Lender with the Servicer. |
| DESCRIPTION | The Program is designed to increase homeownership opportunities for low-to-moderate income individuals and families in California. Down Payment Assistance (DPA) is available in the form stated below. |
| MORTGAGE LOAN TYPES AND TERMS | <p>Loan Type:</p> <ul style="list-style-type: none"> Freddie Mac HFA Advantage Conventional financing in accordance with Freddie Mac guidelines and Primary Mortgage Insurer guidelines. <p>Loan Term:</p> <ul style="list-style-type: none"> 30-year fixed term with full amortization <p>Maximum Loan Amount:</p> <ul style="list-style-type: none"> Freddie Mac HFA Advantage loans available up to super conforming loan limits by County. (Super conforming loans must be underwritten through LPA) GSFA Paid MI Options are limited to loan amounts up to \$450,000. <p>Max LTV/TLTV: 97%/105%.</p> <p><i>(For FHA, VA, USDA financing within the GSFA Platinum Program, please see the "Lender Term Sheet – FHA, VA, USDA" published at www.gsfahome.org.)</i></p> |
| DOWN PAYMENT AND CLOSING COST ASSISTANCE (DPA) | <p>Gift Funds available from GSFA for purchase or refinance transactions:</p> <ul style="list-style-type: none"> Up to 5.00% of the First Mortgage Loan amount. <p>GSFA Paid MI Options:</p> <ul style="list-style-type: none"> DPA of \$1,000, or DPA up to 2.50% of the First Mortgage Loan Amount. <p>Gift funds may be used for down payment and/or closing costs. There must be no cash back to the borrower from the Gift proceeds.</p> <p>Lenders upfront the gift at closing to be reimbursed by the Servicer, on behalf of GSFA, upon purchase of the Platinum First Mortgage.</p> |
| MORTGAGE LOAN INTEREST RATES: | <p>Program Manager (NHF) shall publish the Mortgage Rate on its Reservation Portal at www.nhfloan.org on behalf of GSFA.</p> <ul style="list-style-type: none"> The Reservation Portal may be accessed Monday through Friday between 9:00 AM and 4:00 PM PST. The published Mortgage Rate is subject to change at any time. |

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| <p>BORROWER ELIGIBILITY</p> | <p>Occupancy:</p> <ul style="list-style-type: none"> • Borrower must occupy the residence as their primary residence. • Non-occupant co-borrowers are not allowed. <p>Eligible Properties:</p> <ul style="list-style-type: none"> • 1 unit, Single Family Residences, approved Condos, and Townhomes, as allowed per Agency guidelines. • No manufactured homes nor co-ops. • Condominiums allowed for LTVs of 97% with US Bank approval in addition to meeting Freddie Mac guidelines as applicable. <p>Income Limits:</p> <ul style="list-style-type: none"> • Refer to http://www.gsfahome.org/programs/dpa/limits.aspx for applicable income limits by county of property. <p>Minimum Credit Score: 640.</p> <p>Maximum DTI:</p> <ul style="list-style-type: none"> • For loans underwritten through an AUS, unless a lower maximum DTI is required for product/property type per GSE, Insurer, or HFA guidelines: <ul style="list-style-type: none"> ○ 45% maximum for loans underwritten through LPA with an “Accept” finding ○ 50% for loans underwritten through DU with an “Approve/Eligible” finding • For manually underwritten loans, maximum allowable DTI is 36% unless a lower maximum DTI is required for product/property type per GSE, Insurer, or HFA guidelines. <p>Homebuyer Education:</p> <ul style="list-style-type: none"> • Approved homebuyer education/counseling required if all borrowers are first time homebuyers. (Please refer to loan agency for specific requirements.) |
| <p>MORTGAGE INSURANCE</p> | <p>No MI necessary if using GSFA Paid MI options.</p> <ul style="list-style-type: none"> • Lender does NOT obtain a Mortgage Insurance certificate on these loans. • Lender IS required to obtain an LPMI Initial Disclosure, to include in the file for delivery and purchase sent to US Bank. <p>Freddie Mac HFA Advantage coverage levels:</p> <ul style="list-style-type: none"> • Greater than 95% up to and including 97% LTV: 18%. • Greater than 90% up to and including 95% LTV: 16%. • Greater than 85% up to and including 90% LTV: 12%. • Greater than 80% up to and including 85% LTV: 6%. |
| <p>REFINANCE TRANSACTIONS</p> | <ul style="list-style-type: none"> • Minimum 3% equity required. • No cash out allowed. • Full Documentation required. |

This Program Term Sheet is not a substitute for first mortgage guidelines. It is the responsibility of the Participating Lender to adhere to Servicer guidelines, federal RESPA laws and FHA, VA, USDA-RHS, Freddie Mac and Primary Mortgage Insurance Company guidelines.

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| UNDERWRITING | <ul style="list-style-type: none"> • Freddie Mac “HFA Advantage” available through LPA “Accept” finding or “HFA Preferred” available through DU “Approved/Eligible”. • Note: If purchase eligibility indicates “Ineligible”, and is accompanied by a Purchase Restriction(s) Eligibility Exception, the mortgage is Freddie Mac Eligible under an HFA program only. • No manual underwriting for LTVs above 95% or GSFA Paid MI Options. • Super conforming mortgages are NOT permitted to be run as “HFA Preferred”; must be run through LPA. <p>For more information, please visit Freddie Mac’s HFA Advantage website: http://www.freddiemac.com/singlefamily/hfa.html.</p> |
| RESERVATIONS | <p>Participating Lender (“Lender”) shall register Qualifying Mortgage Loans (“QML”) using the Reservation Portal at www.nhfloan.org.</p> <ul style="list-style-type: none"> • The Reservation Portal may be accessed Monday through Friday between 9:00 AM and 4:00 PM PST. • Participating Lender (“Lender”) shall register Qualifying Mortgage Loans (“QML”) using the Reservation Portal. • In order to access the Reservation Portal, Lender shall obtain a “User ID” from the Program Manager. In order to obtain a “User ID”, Lender must complete a GSFA Lender Profile, execute a GSFA Program Lender Agreement, and be an Approved Correspondent Lender with the Servicer. The Program Manager shall email a “User ID” and “Password” to Lender per Lender instructions. <p>Reservations:</p> <ul style="list-style-type: none"> • The Reservation Portal will identify whether a loan registration initially qualifies as a QML based on Income and Credit Score Limits provided by the Lender, and provide electronic confirmation (Reservation Confirmation and Gift Letter) of the registration to the Lender. • Lender reserves funds for Down Payment Assistance and/or Closing Costs at the time of loan registration via the Reservation Portal. • The Reservation Confirmation is valid for 60 days. The Mortgage Loan must be funded by Servicer within 60 days of reservation. The Reservation Confirmation and Gift Letter must be submitted with the Mortgage Loan File to Servicer for purchase. • Modifications to a reservation will require approval from the Program Manager. • Lender may cancel the loan registration via the Reservation Portal, which will provide electronic confirmation of cancellation to Lenders. A cancellation fee of \$400 will apply to each cancelled loan. • If a Lender cancels a loan, lenders may re-register the loan only after 30 calendar days from cancellation date via the Reservation Portal. • An extension to a reservation will require approval from the Program Manager and will be subject to market conditions. A minimum fee of 0.375% of the loan amount will be applied to extensions. Fees may be higher depending on market conditions. |

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| FEES AND POINTS | <p>Participating Lender should refer to Servicer Website for guidelines at: www.mrbp.usbank.com.</p> <p>Fees and Points Lender charges Borrower:</p> <ul style="list-style-type: none">• Origination Fee: up to 2.0%• Discount Points: 0.00% (<i>This Program does not allow Discount Points to be charged to the Borrower</i>)• Participating Lender may charge customary and reasonable closing costs and fees with full disclosure in accordance with Freddie Mac and federal, state and local laws and regulations. <p>Fees to Servicer from Lender (Servicer nets at purchase):</p> <ul style="list-style-type: none">• Funding Fee: \$400• Tax Service Fee: \$21.50 |
| FEES AND POINTS CONT. | <p>Funds to Lender from Servicer at Loan Purchase:</p> <ul style="list-style-type: none">• 100% of the outstanding principal amount of the loan and gift.• Servicing Release Premium: 1.00% |
| LOAN DELIVERY AND PURCHASE | <ul style="list-style-type: none">• Participating Lender should refer to Servicer Website for loan delivery and purchase guidelines as well as customer contact information at: www.mrbp.usbank.com.• The Reservation Confirmation from GSFA must be submitted with the mortgage loan file. Servicer shall not purchase a Mortgage Loan without the Reservation Confirmation.• A fee of up to 6% of the loan amount will be charged to lenders for closed loans with gifts that are not delivered to the Servicer for purchase, or are not eligible for purchase by the Servicer. GSFA will reimburse the lender for the full gift amount with an invoice for this non-delivery fee. Lenders with excessive non-deliveries will be prohibited from participating in the GSFA Platinum Program. |

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