GOLDEN STATE FINANCE AUTHORITY (GSFA)

PLATINUM PROGRAM

LENDER TERM SHEET

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	30-year fixed term with full amortization: **FHA:** 203(b), 203(b)(2), 203(h), and 234(c); in accordance with FHA guidelines. 2-1 or 1-1 Temporary buy-downs permitted, per limits and rules. Cooperative housing (co-op) is not eligible. **VA:** In accordance with VA guidelines under 1810 and 181A. 2-1 or 1-1 Temporary buy-downs permitted, per limits and rules. **USDA-RHS:** In accordance with USDA guidelines. 2-1 or 1-1 Temporary buy-downs permitted, per limits and rules. **Freddie Mac:** Freddie Mac HFA Advantage Conventional in accordance with Freddie Mac guidelines and Primary Mortgage Insurer guidelines.
DOWN PAYMENT AND CLOSING COST ASSISTANCE	Grant Funds available from GSFA: **FHA/VA:** Up to 5.00% of the First Mortgage Loan amount **USDA:** Up to 3.00% of the First Mortgage Loan amount **Freddie Mac HFA Advantage:** Up to 5.00% of the First Mortgage Loan amount Grant funds may be used for down payment and/or closing costs. There must be no cash back to the borrower from the Grant proceeds. GSFA's EIN is 68-0322272. Lenders are required to reflect GSFA's EIN on HUD's FHA Loan Underwriting and Transmittal Summary in conjunction with secondary financing assistance, grants or gifts to the borrower when the borrower is receiving an FHA First Mortgage. Lenders upfront the grant at closing to be reimbursed by the Servicer, on behalf of GSFA, upon purchase of the Platinum First Mortgage.

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REFINANCE ASSISTANCE	**Freddie Mac HFA Advantage Refinance Program** Grant up to 5% of the First Mortgage amount available to be used towards borrower-paid mortgage insurance and/or closing costs. • 30 year term only • Minimum 3% equity required • GSFA's Freddie MAC HFA Advantage Income Limits apply • All Freddie Mac HFA Advantage Conventional guidelines apply • No cash out • Full Documentation

BORROWER ELIGIBILITY	Borrower must occupy the residence as their primary residence; non-occupant co-borrowers are not allowed.
	
	Freddie Mac HFA Advantage (FHLMC):
	• Max LTV/TLTV – 97%/105%
	• Approved homebuyer education/counseling required if all borrowers are first time homebuyers
	  o Please refer to loan agency for specific requirements
	• Refer to http://www.gsfahome.org/programs/dpa/limits.aspx for applicable income limits by county
	• Maximum DTI of 50% with DU "Approve/Eligible" and LPA Risk Class "Accept"
	• Single family properties only, no manufactured homes and no co-ops
	• Condominiums allowed for LTVs of 97% with US Bank approval in addition to meeting Freddie Mac guidelines as applicable
	• Freddie Mac "HFA Advantage" available through Loan Prospector (LP) accept/accept finding or "HFA Preferred" available through Desktop Underwriter (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)
	• Minimum Credit Score of 640 for LP; 660 for DU
	• No manual underwriting for LTVs above 95% LTV
	• Mortgage Insurance – HFA Advantage coverage levels:
	  o Greater than 95% up to and including 97% LTV: 18%
	  o Greater than 90% up to and including 95% LTV: 16%
	  o Greater than 85% up to and including 90% LTV: 12%
	  o Greater than 80% up to and including 85% LTV: 6%
	• For more information, please visit Freddie Mac's HFA Advantage website: http://www.freddiemac.com/singlefamily/hfa.html.
	
	FHA/VA/USDA:
	• 115% Area Median Income (AMI)
	• Refer to http://www.gsfahome.org/programs/dpa/limits.aspx
	• Minimum FICO 640
	• Maximum DTI 45%
	• No manufactured housing
	• No manual underwriting for FHA loans
	• Please follow loan agency guidelines for homebuyer education requirements
	• Meet all required FHA, VA, USDA-RHS underwriting criteria

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MAXIMUM LOAN AMOUNT	For FHA/VA/USDA loans, please follow the loan agency loan limits by county. For Freddie Mac HFA Advantage loans, please follow conforming loan limits by County.
RESERVATIONS	• Program Manager (NHF) shall publish the Mortgage Rate on its Reservation Portal at www.nhfloan.org on behalf of GSFA. • The published Mortgage Rate is subject to change at any time. • 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. • 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 Grant Letter) of the registration to the Lender. • Modifications to a reservation will require approval from the Program Manager. • 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 Grant Letter must be submitted with the Mortgage Loan File to Servicer for purchase. • 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. • Lender reserves funds for Down Payment Assistance and/or Closing Costs at the time of loan registration via the Reservation Portal. • The Reservation Portal may be accessed Monday through Friday between 9:00 AM and 4:00 PM PST. • 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	Participating Lender should refer to Servicer Website for guidelines at: www.mrbp.usbank.com. Fees and Points Lender charges Borrower:
	• Origination Fee: up to 1.50%
	• Discount Points: 0.00% *(This Program does not allow Discount Points to be charged to the Borrower)*
	• Participating Lender may charge customary and reasonable closing costs and fees with full disclosure in accordance with FHA, VA, USDA, Freddie Mac and federal, state and local laws and regulations.
	
	Fees to Servicer from Lender (Servicer nets at purchase):
	• Funding Fee: $400
	• Tax Service Fee: $85 ($21.50 effective for locks made on/after 04/17/2017)
	
	Funds to Lender from Servicer at Loan Purchase:
	• 100% of the outstanding principal amount of the loan and grant
	• Servicing Release Premium:
	  o FHA/VA/USDA: 1.00%
	  o Freddie Mac: 1.00%

LOAN DELIVERY AND PURCHASE	• 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 grants 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 grant 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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