



**GOVERNMENT PROGRAM SUMMARY
HOME NOW \$0 DOWN MORTGAGE PROGRAM**

PROGRAM SPONSOR	Montana Community Development Corporation, doing business as “MoFi” – www.mofi.org		
DESCRIPTION OF PROGRAM	<ul style="list-style-type: none"> • The HomeNow Government Loan Program (the “Government Program”) provides first mortgage financing and down payment/closing cost assistance to eligible borrowers. The down payment/closing cost assistance is in the form of a non-repayable grant to the borrower. MoFi established the Program to fulfill its mission to provide Montana residential borrowers (whose income does not exceed the Income Limits set forth below) with down payment/closing cost assistance to enable such borrowers to access financing for the purchase or refinance of a home. MoFi is a 501(c)3 non-profit organization. • This Program Summary is a complement to, and not a substitute for, the more detailed Program Guidelines. • FHA, USDA Rural Development and VA Mortgage guidelines apply except as modified by this program summary for the purpose of this program only. • HomeNow first mortgage loans are subject to Qualified Mortgage/Ability-to-Repay (QM/ATR) rules. All HomeNow first mortgages must be QM loans. 		
PROGRAM AREA	Properties located within the State of Montana		
ELIGIBLE LENDERS	<p>Lenders must be approved by U.S. Bank (acting as Master Servicer) to participate in the HomeNow Program. Interested lenders should contact U.S. Bank Help desk at 1-800-562-5165 (option 2) or hfa.programs@usbank.com. You may also contact MoFi’s program administrators, Ben Wright or Joy Byland, at 406-728-9234 or at dparequest@mofi.org.</p> <p align="center">***Third Party Origination is not allowed***</p>		
MASTER SERVICER & COMPLIANCE AGENT	<table border="0"> <tr> <td data-bbox="381 1220 885 1608"> <p>Master Servicer</p> <p>U.S. Bank Home Mortgage, HFA Division 17500 Rockside Road Bedford, OH 44146-2099 (800) 562-5165 (option 2)</p> <p>hfa.programs@usbank.com</p> <p>U.S. Bank HFA Division & Lending Manual</p> </td> <td data-bbox="885 1220 1559 1608"> <p>Compliance Agent</p> <p>Hilltop Securities Inc. Attn: Sharon Gonzalez or Lori Wood 1201 Elm Street, Suite 3500 Dallas, TX 75270 (214) 953-4122 (214) 953-4231</p> <p>sharon.gonzalez@hilltopsecurities.com lori.wood@hilltopsecurities.com htshousing@hilltopsecurities.com</p> </td> </tr> </table>	<p>Master Servicer</p> <p>U.S. Bank Home Mortgage, HFA Division 17500 Rockside Road Bedford, OH 44146-2099 (800) 562-5165 (option 2)</p> <p>hfa.programs@usbank.com</p> <p>U.S. Bank HFA Division & Lending Manual</p>	<p>Compliance Agent</p> <p>Hilltop Securities Inc. Attn: Sharon Gonzalez or Lori Wood 1201 Elm Street, Suite 3500 Dallas, TX 75270 (214) 953-4122 (214) 953-4231</p> <p>sharon.gonzalez@hilltopsecurities.com lori.wood@hilltopsecurities.com htshousing@hilltopsecurities.com</p>
<p>Master Servicer</p> <p>U.S. Bank Home Mortgage, HFA Division 17500 Rockside Road Bedford, OH 44146-2099 (800) 562-5165 (option 2)</p> <p>hfa.programs@usbank.com</p> <p>U.S. Bank HFA Division & Lending Manual</p>	<p>Compliance Agent</p> <p>Hilltop Securities Inc. Attn: Sharon Gonzalez or Lori Wood 1201 Elm Street, Suite 3500 Dallas, TX 75270 (214) 953-4122 (214) 953-4231</p> <p>sharon.gonzalez@hilltopsecurities.com lori.wood@hilltopsecurities.com htshousing@hilltopsecurities.com</p>		

HomeNow – Government Program Summary

FIRST MORTGAGE PRODUCTS	<p>Purchase money and rate and term refinances of primary, owner-occupied residences only. No cash out refinances allowed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Product</u></th> <th style="text-align: right; border-bottom: 1px solid black;"><u>Amortization Terms</u></th> </tr> </thead> <tbody> <tr> <td style="padding-left: 20px;"> <ul style="list-style-type: none"> • FHA <ul style="list-style-type: none"> ◇ Fixed Rate Sections 203(b), 234(c), & 203(k)s • VA <ul style="list-style-type: none"> ◇ Fixed Rate Sections 203(b) & 234(c) • Rural Development <ul style="list-style-type: none"> ◇ Rural Housing Guaranteed Loan </td> <td style="text-align: right; vertical-align: top; padding-left: 20px;"> <p>30 years</p> <p>30 years</p> <p>30 years</p> </td> </tr> </tbody> </table>	<u>Product</u>	<u>Amortization Terms</u>	<ul style="list-style-type: none"> • FHA <ul style="list-style-type: none"> ◇ Fixed Rate Sections 203(b), 234(c), & 203(k)s • VA <ul style="list-style-type: none"> ◇ Fixed Rate Sections 203(b) & 234(c) • Rural Development <ul style="list-style-type: none"> ◇ Rural Housing Guaranteed Loan 	<p>30 years</p> <p>30 years</p> <p>30 years</p>						
<u>Product</u>	<u>Amortization Terms</u>										
<ul style="list-style-type: none"> • FHA <ul style="list-style-type: none"> ◇ Fixed Rate Sections 203(b), 234(c), & 203(k)s • VA <ul style="list-style-type: none"> ◇ Fixed Rate Sections 203(b) & 234(c) • Rural Development <ul style="list-style-type: none"> ◇ Rural Housing Guaranteed Loan 	<p>30 years</p> <p>30 years</p> <p>30 years</p>										
FIRST LOAN INTEREST RATES	<ul style="list-style-type: none"> • Hilltop Securities will post HomeNow First Mortgage Loan interest rates at 8:30 AM M.S.T. daily. Current rates can be found on the HomeNow Lender Portal at https://homenowdpa.org. • The reservation window will be available from 8:30 AM to 5:00 PM M.S.T., Monday through Friday except for Bank Holidays. • Rates can be subject to intra-day pricing changes. • All loans must be delivered and purchased by U.S. Bank within 60 days of rate lock. A one-time extension may be purchased (netted at loan purchase by U.S. Bank) at the following rates: <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="padding: 5px;">Days Extended</th> <th style="padding: 5px;">Fees Netted at Loan Purchase</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">7 Days</td> <td style="padding: 5px;">0.06250%</td> </tr> <tr> <td style="padding: 5px;">15 Days</td> <td style="padding: 5px;">0.12500%</td> </tr> <tr> <td style="padding: 5px;">22 Days</td> <td style="padding: 5px;">0.18750%</td> </tr> <tr> <td style="padding: 5px;">30 Days</td> <td style="padding: 5px;">0.25000%</td> </tr> </tbody> </table>	Days Extended	Fees Netted at Loan Purchase	7 Days	0.06250%	15 Days	0.12500%	22 Days	0.18750%	30 Days	0.25000%
Days Extended	Fees Netted at Loan Purchase										
7 Days	0.06250%										
15 Days	0.12500%										
22 Days	0.18750%										
30 Days	0.25000%										

HomeNow – Government Program Summary

<p>DOWN PAYMENT ASSISTANCE</p>	<p>Down payment assistance may fund up to 100% of the homebuyer’s cash to close with no required minimum contribution from the borrower’s own funds and is in the form of a non-repayable grant based on the total first mortgage loan amount.</p> <p>3.5% or 5.0% Net Assistance</p> <table border="1" data-bbox="560 310 1372 703"> <thead> <tr> <th colspan="2">For FHA Loans Only</th> </tr> <tr> <th>Minimum FICO Score</th> <th>DPA Assistance Available</th> </tr> </thead> <tbody> <tr> <td>640-659</td> <td>3.5% or 5.0%*</td> </tr> <tr> <td>=/> 660</td> <td>3.5% or 5.0%</td> </tr> <tr> <td colspan="2">*Limited allocation at this FICO range. Once allocation met, minimum FICO will be 660.</td> </tr> <tr> <th colspan="2">For VA and USDA-RD Loans</th> </tr> <tr> <th>Minimum FICO Score</th> <th>DPA Assistance Available</th> </tr> <tr> <td>640</td> <td>3.5% or 5.0%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • The funds may be used to fund up to 100% of the Borrower’s cash requirement to close, including the down payment, closing costs, pre-paid items and other related Mortgage Loan fees and expenses. No portion of the grant funds can be paid to the Borrower unless the Borrower is being reimbursed for his/her earnest money deposit. Principal reduction is allowed. Under the rate and term refinance option, any funds above the amount needed to pay the Borrower’s loan-related costs must be used to reduce the principal amount of the First Mortgage loan. • The lender must receive a compliance approval from the Compliance Agent, Hilltop Securities Inc., in order to be eligible for purchase by the Servicer. • MoFi will fund the grant amount at the first mortgage loan closing. • 	For FHA Loans Only		Minimum FICO Score	DPA Assistance Available	640-659	3.5% or 5.0%*	=/> 660	3.5% or 5.0%	*Limited allocation at this FICO range. Once allocation met, minimum FICO will be 660.		For VA and USDA-RD Loans		Minimum FICO Score	DPA Assistance Available	640	3.5% or 5.0%
For FHA Loans Only																	
Minimum FICO Score	DPA Assistance Available																
640-659	3.5% or 5.0%*																
=/> 660	3.5% or 5.0%																
*Limited allocation at this FICO range. Once allocation met, minimum FICO will be 660.																	
For VA and USDA-RD Loans																	
Minimum FICO Score	DPA Assistance Available																
640	3.5% or 5.0%																
<p>BORROWER ELIGIBILITY</p>	<ul style="list-style-type: none"> • Borrower does NOT have to be a First-Time Homebuyer • Determined by agency guidelines for the First Mortgage Program selected and any U.S. Bank overlays found herein. • Non-occupying co-signors and non-occupying co-borrowers are permitted. Income from non-occupying co-signors does <u>not</u> count toward the income limit. Income from non-occupying co-borrowers <u>does</u> count toward the income limit. • Borrowers may have ownership interest in other residential property at time of closing, a may be allowed by agency guidelines. 																
<p>INCOME LIMITS</p>	<ul style="list-style-type: none"> • FHA and VA - The borrower’s Credit Qualifying (1003) Income must not exceed the Program Income Limits, currently set at 115% Area Median Income (AMI). All stable sources of income for the Mortgagors should be considered, as allowed by Agency Guidelines and any U.S. Bank overlays. See Exhibit A for FHA/VA Income Limits by County. • Rural Development Loans - Income is based on Adjusted Household Income per Rural Development’s Guidelines. See Exhibit B for RD Income Limits. <p>Lenders will be responsible for ensuring that the income meets program guidelines.</p>																

HomeNow – Government Program Summary

PROPERTY TYPES	<ul style="list-style-type: none"> • 1-Unit, including agency-approved condominiums, town homes and PUDs • Duplex (with at least one unit owner-occupied) • A single unit in a Community Land Trust (RD only) • Co-ops are NOT permitted. • Manufactured housing is NOT permitted. 																																					
UNDERWRITING	<p><u>Eligible</u></p> <ul style="list-style-type: none"> • Loans may be underwritten through an Automated Underwriting System – DU or LPA for FHA and VA loans and GUS for Rural Development Loans. • Borrowers receiving an AUS approval must also have a minimum representative Credit Score of 640. (DTI determined by Credit Score) <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Product</th> <th>DTI</th> <th>FICO Score</th> </tr> </thead> <tbody> <tr> <td>FHA Loans</td> <td>45%</td> <td>640</td> </tr> <tr> <td>FHA Loans</td> <td>45.01%-50%</td> <td>680</td> </tr> <tr> <td>USDA/RD & VA</td> <td>45%</td> <td>640</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • <u>Manual Underwrite*</u> – allowable at the lender’s discretion and meeting these overlays: <table border="1" style="margin-left: 80px;"> <thead> <tr> <th colspan="5">Maximum Ratios</th> </tr> <tr> <th>Product</th> <th>Minimum FICO</th> <th>Housing</th> <th>Total Debt</th> <th>Required Reserves</th> </tr> </thead> <tbody> <tr> <td>FHA</td> <td>640</td> <td>31%</td> <td>43%</td> <td>2</td> </tr> <tr> <td>USDA</td> <td>640</td> <td>29%</td> <td>41%</td> <td>2</td> </tr> <tr> <td>VA</td> <td>640</td> <td>N/A</td> <td>41%</td> <td>2</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Alternative Credit can be used if a Borrower has NO Credit Score, but are believed to meet a 640 minimum. 	Product	DTI	FICO Score	FHA Loans	45%	640	FHA Loans	45.01%-50%	680	USDA/RD & VA	45%	640	Maximum Ratios					Product	Minimum FICO	Housing	Total Debt	Required Reserves	FHA	640	31%	43%	2	USDA	640	29%	41%	2	VA	640	N/A	41%	2
Product	DTI	FICO Score																																				
FHA Loans	45%	640																																				
FHA Loans	45.01%-50%	680																																				
USDA/RD & VA	45%	640																																				
Maximum Ratios																																						
Product	Minimum FICO	Housing	Total Debt	Required Reserves																																		
FHA	640	31%	43%	2																																		
USDA	640	29%	41%	2																																		
VA	640	N/A	41%	2																																		
LTV	LTV determined by the First Mortgage Program selected.																																					
INTERESTED PARTY CONTRIBUTIONS	Determined by the First Mortgage Program selected.																																					
HOMEBUYER EDUCATION	Recommended, but not required.																																					
APPRAISAL	A full interior/exterior appraisal is required and must comply with First Mortgage program appraisal guidelines.																																					

HomeNow – Government Program Summary

<p>PRICING</p>	<p>In addition to the standard fees normally charged to the borrower (i.e. Appraisal Fee, Credit Report Fee, Flood Certification, Freight, Underwriting, Document Preparation, etc.) the following fees may also be included. Please list fees in either section A or section B of the LE/CD but do not make them payable to U.S. Bank.</p>																
	<table border="1"> <thead> <tr> <th><u>Type</u></th> <th><u>Amount</u></th> <th><u>Service Provider</u></th> </tr> </thead> <tbody> <tr> <td>Loan Origination Fee</td> <td>Usual and customary</td> <td>Lender</td> </tr> <tr> <td>Delivery Fee</td> <td>\$400.00 – Paid at closing</td> <td>Lender Fee to U.S. Bank¹</td> </tr> <tr> <td>Tax Service Fee</td> <td>\$80.00 – Paid at closing</td> <td>Lender Fee to U.S. Bank²</td> </tr> <tr> <td>Code Compliance Fee</td> <td>\$225.00 – Paid at closing</td> <td>Hilltop Securities Inc. Attn: Sharon Gonzalez 1201 Elm Street, Suite 3500 Dallas, TX 75270</td> </tr> </tbody> </table>	<u>Type</u>	<u>Amount</u>	<u>Service Provider</u>	Loan Origination Fee	Usual and customary	Lender	Delivery Fee	\$400.00 – Paid at closing	Lender Fee to U.S. Bank ¹	Tax Service Fee	\$80.00 – Paid at closing	Lender Fee to U.S. Bank ²	Code Compliance Fee	\$225.00 – Paid at closing	Hilltop Securities Inc. Attn: Sharon Gonzalez 1201 Elm Street, Suite 3500 Dallas, TX 75270	
<u>Type</u>	<u>Amount</u>	<u>Service Provider</u>															
Loan Origination Fee	Usual and customary	Lender															
Delivery Fee	\$400.00 – Paid at closing	Lender Fee to U.S. Bank ¹															
Tax Service Fee	\$80.00 – Paid at closing	Lender Fee to U.S. Bank ²															
Code Compliance Fee	\$225.00 – Paid at closing	Hilltop Securities Inc. Attn: Sharon Gonzalez 1201 Elm Street, Suite 3500 Dallas, TX 75270															
<p>MERS ASSIGNMENTS</p>	<p>Lender will be required to register and assign the First Mortgage Loans using MERS to U.S. Bank.</p>																
<p>LOAN PURCHASE AND SERVICING</p>	<p>U.S. Bank will purchase the First Mortgage Loan at a rate and price reflected on the Mortgage Commitment confirmation, less any fees, plus the applicable Servicing Release Premium (SRP). The current SRP for FHA, RD and VA loans is 2.50%.</p> <p>All loans will be sold to U.S. Bank and should be electronically submitted via DocVelocity for compliance review. <u>No paper files will be accepted.</u></p> <p align="center"> hfa.programs@usbank.com (800) 562-5165 (option 2) </p>																

HomeNow – Government Program Summary

LOCKING A LOAN, APPROVAL PROCESS, FUNDING & CLOSING

Lenders must fund the First Mortgage Loans at loan closing; MoFi will fund the DPA. All loans will be locked, approved, DPA funds requested, and post-closing documents uploaded through the HomeNow Lender Portal at <https://homenowdpa.org>.

Locking/Approval of DPA

Upload/complete the following:

- Pre-Closing Checklist
- Loan Application
- Loan Estimate
- Purchase Contract
- Signed Underwriter 1008 or Transmittal Form

Funding of DPA

Upload/complete the following:

- Funding Checklist
- Funding Request Form
- Commitment Letter
- Notice of Down Payment Assistance Grant (Gift Letter)
- Final Closing Disclosure
- **MoFi must review and approve the closing disclosure at least 1 (one) business day prior to the lender disclosing to the borrower. Please email to dparequest@mofi.org.**

Post-Closing Documentation

The first mortgage loan will **not** be purchased by U.S. Bank until the Post-closing documents have been uploaded, reviewed, and cleared by Hilltop Securities Inc.

Upload/complete the following:

- Post-Closing Checklist
- Final executed Closing Disclosure
- Final executed 1003
- Copy of executed Gift Letter
- Check to Hilltop Securities for \$225.00

In the event a loan is not purchased by U.S. Bank and loan reservation is expired or canceled, the Lender must reimburse MoFi for the down payment assistance funds provided at loan closing. In such cases, MoFi will notify the Lender and the Lender will have 15 days to remit the funds owed to MoFi.

QUESTIONS & SUPPORT CONTACTS

HomeNow Program & Eligibility – Contact MoFi:

Ben Wright or Joy Byland, dparequest@mofi.org, 406.728.9234.

HomeNow Lender Portal – Contact Hilltop Securities:

Sharon Gonzalez, Sharon.Gonzalez@hilltopsecurities.com, 214.953.4122;
Lori Wood, Lori.Wood@hilltopsecurities.com, 214.953.4231;
Group email, htshousing@hilltopsecurities.com, 214-953-4176.

Exhibit A: Income Limits for FHA & VA Loans



2019 County Income Limits (115% AMFI) FHA,VA (effective 5/29/2019)			
County Name	Any Family Size	County Name	Any Family Size
Beaverhead	\$81,075	Madison	\$81,075
Big Horn	\$81,075	Meagher	\$81,075
Blaine	\$81,075	Mineral	\$81,075
Broadwater	\$81,075	Missoula	\$84,295
Carbon	\$90,045	Musselshell	\$81,075
Carter	\$81,075	Park	\$81,075
Cascade	\$81,075	Petroleum	\$81,075
Chouteau	\$81,075	Phillips	\$81,075
Custer	\$83,030	Pondera	\$81,075
Daniels	\$85,675	Powder River	\$81,075
Dawson	\$81,075	Powell	\$81,075
Deer Lodge	\$81,075	Prairie	\$81,075
Fallon	\$83,145	Ravalli	\$81,075
Fergus	\$81,075	Richland	\$92,115
Flathead	\$81,075	Roosevelt	\$81,075
Gallatin	\$100,050	Rosebud	\$85,100
Garfield	\$81,075	Sanders	\$81,075
Glacier	\$81,075	Sheridan	\$91,770
Golden Valley	\$84,295	Silver Bow	\$81,075
Granite	\$81,075	Stillwater	\$90,850
Hill	\$81,075	Sweet Grass	\$81,075
Jefferson	\$91,425	Teton	\$81,075
Judith Basin	\$81,075	Toole	\$81,075
Lake	\$81,075	Treasure	\$81,075
Lewis and Clark	\$96,140	Valley	\$81,075
Liberty	\$81,075	Wheatland	\$81,075
Lincoln	\$81,075	Wibaux	\$81,075
McCone	\$81,075	Yellowstone	\$90,045

Exhibit B: Income Limits for USDA-RD**Effective 7/22/2019**

County Name	1-4 Person	5-8 Person
Carbon	\$90,050	\$118,850
Gallatin	\$100,050	\$132,050
Jefferson	\$91,450	\$120,700
Lewis and Clark	\$96,150	\$126,900
Richland	\$92,150	\$126,650
Sheridan	\$91,800	\$121,200
Stillwater	\$90,850	\$119,900
Yellowstone	\$90,050	\$118,850
All Other Counties	\$86,850	\$114,650

<http://www.rd.usda.gov/files/RD-GRHLimitMap.pdf>