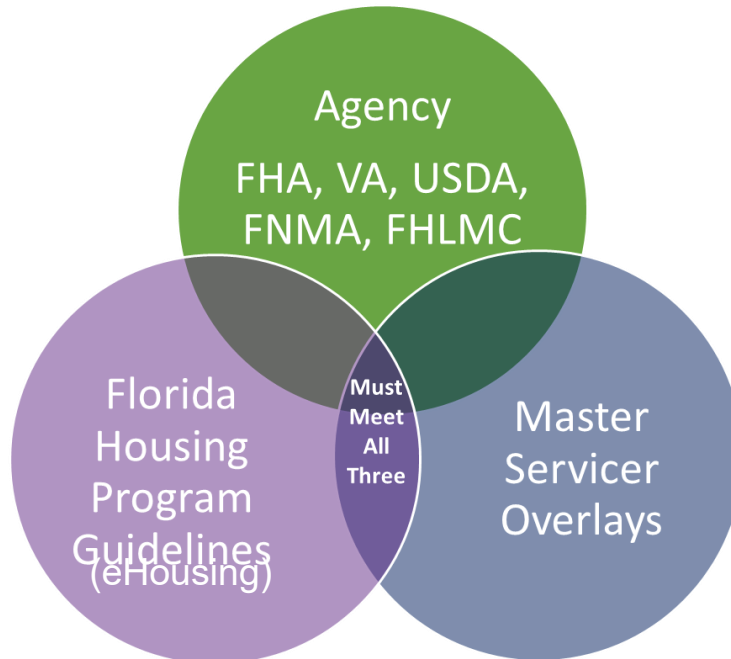


Florida Housing Finance Corporation Homebuyer Loan Programs

UNDERWRITING GUIDELINE REQUIREMENTS OVERVIEW

Agency • Florida Housing • Master Servicer



All loans must meet Agency, Florida Housing, and Master Servicer requirements to be eligible for purchase.

AGENCY REQUIREMENTS

(FHA, VA, USDA, FNMA, FHLMC)

- Credit, income, and asset eligibility determined by Agency
- AUS findings must be followed
- Property standards per Agency guidelines
- Automated approvals do not override program requirements
- Collect all income docs for your AUS even if FL Housing doesn't require.

FLORIDA HOUSING PROGRAM GUIDELINES

- Program specific eligibility requirements (HTH, income limits, FTHB, etc.)
- Reservation and compliance requirements (eHousing)
- Down Payment Assistance (DPA) guidelines
- Must meet all FHFC eligibility criteria

MASTER SERVICER OVERLAYS

- Additional investor requirements and overlays
- Lakeview doesn't re-underwrite the loan. They make sure all docs needed to support AUS are included.
- Loan purchase conditions and insurability
- Final determination made at purchase

IMPORTANT:

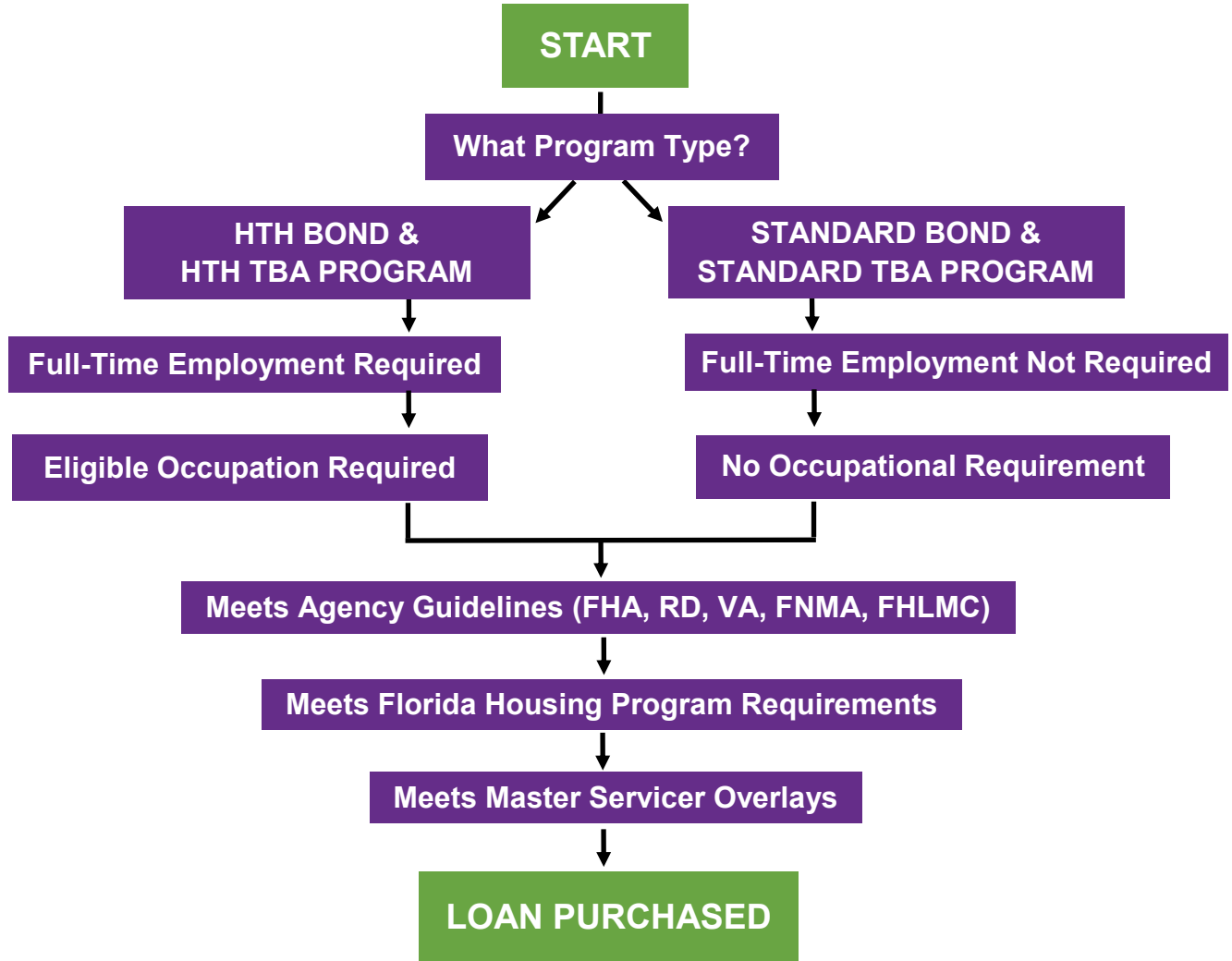
Approval through AUS or Agency guidelines alone does **NOT** guarantee eligibility.

Florida Housing Finance Corporation

Homebuyer Loan Programs

Underwriting Requirements Overview

Hometown Heroes (HTH) vs. Standard (TBA, BOND, PLUS TBA)



Program Type	Hometown Heroes (HTH BOND, HTH TBA)	Standard Programs (TBA, BOND, PLUS TBA)
Full-Time Employment	Required	Not required
Eligible Occupation	Required	Not Required
Employer Type	Must be a qualifying employer	Not applicable
Agency Guidelines	Must meet	Must meet
Florida Housing Guidelines	Must meet	Must meet
Master Servicer Overlays	Must meet	Must meet
Final Determination	Must meet ALL to qualify	Must meet ALL to qualify

IMPORTANT:

Hometown Heroes requirements, including full-time employment and eligible occupation, apply **ONLY** to HTH loans and do not apply to Standard TBA, BOND, or PLUS TBA programs.

Approval through AUS or Agency guidelines alone does **NOT** guarantee eligibility.