FL FIRST TBA LENDER GUIDELINES

FREDDIE MAC CONVENTIONAL LOAN

- **HFA Advantage First Mortgage**
- **HFA Advantage PLUS 3%, 4%, or 5%**

FANNIE MAE CONVENTIONAL LOAN

- **HFA Preferred First Mortgage**
- **HFA Preferred PLUS 3%, 4% or 5%**

IMPORTANT NOTE: FANNIE MAE WILL NOT BE AVAILABLE WITH RESERVATIONS MADE JUNE 28, 2024 OR LATER.

****IMPORTANT PROGRAM UPDATES ON PAGE 3**

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2024 REVISIONS TABLE

(Archived revisions found on the last page of this guide)

EFFECTIVE DATE	UPDATE
2-16-24	• Revised Cash Back • Revised Realtor Fees
03-18-24	• Updates link to Co-signor addendum • Added Freddie Mac to Co-signor
05-16-24	• Added Federally Designated Census Tracts • Removed 1% upfront Origination

INTRODUCTION TO FLORIDA HOUSING FINANCE CORPORATION, eHousingPlus and Lakeview Servicing, LLC Partnership

Florida Housing Finance Corporation (FL Housing) (EIN 59-3451366) offers first mortgage products and down payment and closing cost assistance second mortgage programs to eligible First Time Homebuyers through a network of approved Participating Lenders.

Participating Lenders originate, underwrite, close, and fund through their loan origination system and deliver all closed Program loans to Lakeview Servicing, LLC for purchase. In addition, Program loans (all first mortgage and second mortgages) are reserved/locked and underwriter certified in the eHPortal with all final Program closing documents pulled from eHP FrontPorch.

eHousingPlus (eHousing)

- Provides the eHPortal a reservation and reporting system utilized by Participating Lenders in Florida Housing's Homebuyer Loan Program.
- Offers eHPortal and eHP FrontPorch training for all Participating Lenders, provides assistance with the reservation system and assists Participating Lenders with Program questions and requirements.
- Reviews all Program loan files for compliance with eligibility requirements as set forth in this Program Guide.
- Notifies Participating Lenders of any compliance file exceptions on delivered loans.

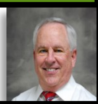
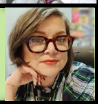
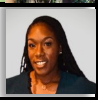
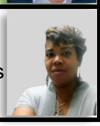
Lakeview Servicing, LLC (Lakeview)

- Serves as Master Servicer of all first and second mortgage loans originated in Florida Housing's Homebuyer Loan Program.
- Provides training to Participating Lenders on the delivery and purchase requirements of all first and second mortgage loans.
- Offers assistance with loan delivery requirements to Participating Lenders.
- Notifies Participating Lenders of any collateral file exceptions on delivered loans.

WHERE TO DIRECT YOUR QUESTIONS

Please direct any questions or concerns to the appropriate party listed below.

Florida Housing Finance Corporation	**DPA Scenario Questions?**
Toll Free: (850) 488 –4197	**Email us at**
https://www.floridahousing.org/	**DPA@FLORIDAHOUSING.ORG**

CONTACT	TITLE	EMAIL	PHONE
Chip White 	Homebuyer Loan Program Director	Charles.White@floridahousing.org	850-488-4197
Sandy Smith 	Homebuyer Loan Program Manager	Sandy.Smith@floridahousing.org	850-488-4197
JaLisa Maxwell 	Homebuyer Loan Program Manager	JaLisa.Maxwell@floridahousing.org	850-488-4197
Mark Pease 	Homebuyer Loan Program Business Development Manager	Mark.Pease@floridahousing.org	850-488-4197
Natalyne Zanders 	Senior Homebuyer Loan Programs Analyst	Natalyne.Zanders@floridahousing.org	850-488-4197

eHousingPlus 954-217-0817
Toll Free 888-643-7974 Option 2

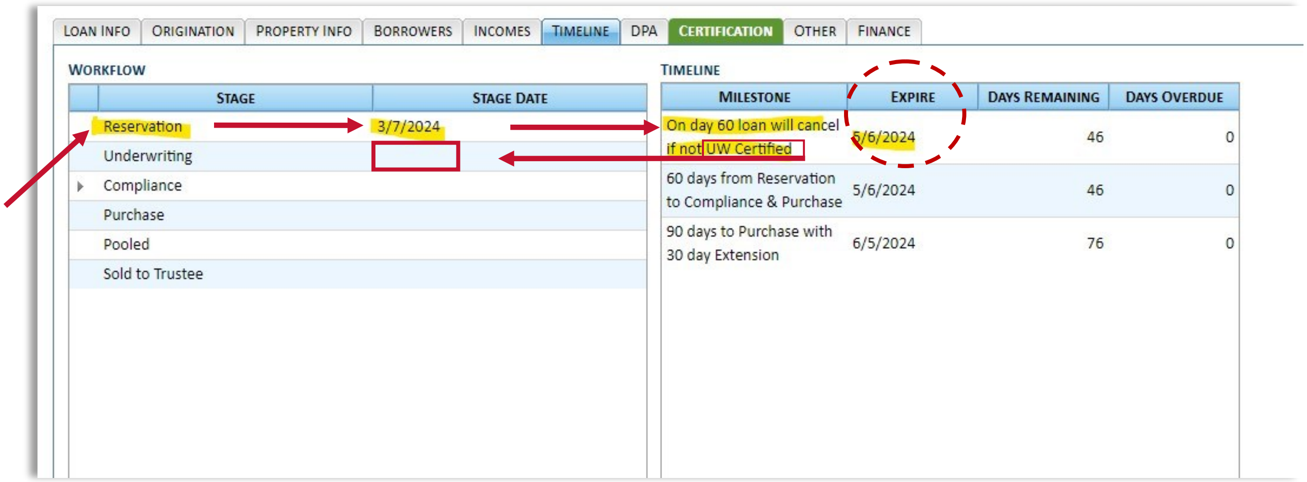
QUESTIONS	OPTION #	EMAIL
Lender Training (Program & System)	Option 4	trainer@ehpuniversity.com
Lender User Access (Credentials, Disabled Access, etc.)	Option 1	useraccess@ehpuniversity.com
eHPay—Digital Payment of Compliance Fees	Option 3	maria.sanchez@ehousingplus.com
Program Eligibility Questions—READ THIS GUIDE FIRST	Option 2	Click Here
Deficiencies—To view and upload compliance file deficiencies.	View compliance and Servicer DEFI's in eHP FrontPorch and using Digital Docs App, Deficient Compliance Files drop down menu.	
Loan Specific Questions—If you have any questions related to a specific loan already reserved/rate locked in the eHPortal.	Post note in Collaboration Station within eHP FrontPorch	
System Errors—Technical Assistance	Option 6	Click Here
Credit underwriting questions, refer to their internal UW Department or Lakeview	855-253-8439 / Option 3	underwritingquestions@bayview.com
AUS Findings, DTI, Insurance, Collateral and Purchase of the loan questions all need to be addressed by the Servicer directly. eHousingPlus cannot assist you with questions related to these items.	855-253-8439 / Option 3	underwritingquestions@bayview.com
Shipping First or Second mortgage closed loan files. Questions regarding exceptions on first and second mortgage closed loan files.	855-253-8439 / Option 2	clientservices@bayviewloans.com

LOAN DELIVERY TIMELINE

All TBA Conventional first and second mortgage loans must adhere to a 60-day delivery timeline.

Reservation to Underwriter Certification and to Loan Purchase = 60 days

All loans that have **not** been underwriter certified by day 60 from reservation date will automatically cancel. If the loan is underwriter certified by day 60, it will not auto-cancel. The loan will instead, extend automatically and there would be no further action required by the Lender.



Loans purchased after the maximum delivery date are subject to re-pricing costs and possible late purchase fees. These costs will be netted from the Participating Lender's Service Release Premium (SRP) at loan purchase.

Loans delivered to Lakeview (that have been underwriter certified by day 60) but not purchased by day 60 will NOT be cancelled.

Loans that are not delivered by the maximum delivery date (60 days), however, are subject to cancellation.

Any loan not purchased, but certified and delivered, within 60 days will automatically receive a purchase extension. There is a fee that is separate from any re-pricing cost that may apply if Lender delivers loan with incorrect rate or if Lender's loan is purchased past the delivery deadline or after extension was requested but expired.

<table>
<tr><th colspan="2">EXTENSION FEES (to extend reservation or "lock"):</th><td rowspan="5">Extension fees may be charged to party causing closing delay and should reflect on closing disclosure accordingly. However, this fee will be netted from Participating Lender at loan purchase by Lakeview Servicing, LLC.

The program timeline is determined by date loan is <u>reserved</u> in the eHousing eHPortal system, NOT by date loan is locked in a Lender's origination system (LOS).</td></tr>
<tr><td>7 DAY EXTENSION</td><td>.06250 PTS</td></tr>
<tr><td>15 DAY EXTENSION</td><td>.12500 PTS</td></tr>
<tr><td>22 DAY EXTENSION</td><td>.187500 PTS</td></tr>
<tr><td>30 DAY EXTENSION</td><td>.25000 PTS</td></tr>
</table>

LOAN CANCELLATIONS AND CHANGES

REINSTATEMENT OF A CANCELLED LOAN

A loan has **cancelled** in the eHPortal but is still closing in the Florida Housing Program.

What do I do get the loan reinstated?

- Click on this link and complete the reinstatement request: https://www.ehousingplus.com/reinstate-move/
- **Reinstatement requests are taken between 9:00AM - 5:00PM ET (Business days excluding holidays).**
- Any cancelled loan will require eHousingPlus to verify if there would be a pricing adjustment to reinstate. **Pricing adjustments will be netted at purchase**.
- Loans reserved and cancelled the same day may be reinstated with the original reservation date, only if requested prior to 5:00pm ET on the day the loan was reserved.

BORROWER(S) CHANGING LENDERS

- A borrower may not improve their interest rate by changing Lenders. For any active loan or loan that has been cancelled within the last 60 days, the borrower will receive the higher of the previous locked rate or current interest rate if higher.
- **Contact eHousingPlus to clear flags if cancelled and follow up with new loan number when locked so that rate adjustment can be made.**
- This does not apply if the borrower is purchasing a different property other than the property in the reservation.

WHEN TO RE-RESRVE A LOAN WITH A NEW RESERVATION

A loan needs to change from BOND (program name includes the word BOND) to TBA, or vice versa, what do I do to move the loan?

- **It is important to note, that a change from BOND or TBA will not be allowable unless there is a change to an address. This will require the Lender to cancel the loan, contact eHousingPlus via Collaboration Station to clear flags for the borrower and re-reserve with the rate in the Program available that day.**

What do I do if a borrower has a change to their property?

- **This will require the Lender to cancel the loan, contact eHousingPlus via Collaboration Station to clear flags for the borrower and re-reserve with the rate in the Program available that day**.

UNDERSTANDING THE PROCESS

STEP 1	Once Lenders have attended training online and have been given system access, Lenders can then qualify borrowers for the first and second mortgage based on all applicable Agency, Lakeview and FL Housing Program requirements. Lenders should confirm borrower(s) have attended and completed an approved homebuyer education course
STEP 2	Lenders collect all necessary documentation from borrower(s) for confirmation of eligibility to participate in the First Time Homebuyer Program.
STEP 3	Once a fully executed sales contract is obtained and Lender has taken loan application in their origination system, provide Program disclosures to borrower(s). In order to meet loan delivery/purchase timelines, it is recommended that Lenders do not lock the first and second mortgages in the eHousingPlus eHPortal until their underwriter is ready to certify the loan.
STEP 4	Loans are certified by the Lender's underwriter for compliance with all Program requirements and data consistency. **Underwriter Certification should be completed no later than 60 days from reservation.**
STEP 5	Program closing documents and the second mortgage documents are pulled from eHP FrontPorch using eHProForms, for forwarding to the closing company along with all Lender generated first mortgage loan documents.
STEP 6	Loan closes and Lenders submit a Program compliance file to eHousingPlus via eHP FrontPorch using Digital Docs, for review/approval and a closed first and second mortgage loan file to Lakeview for purchase review and approval.
STEP 7	eHousing issues exceptions (if any) to Lenders for loan files that are non-compliant with Program requirements. Lakeview issues exceptions (if any) to Lenders for loan files that are deficient in loan documentation and/or do not satisfy Agency or Lakeview requirements.
STEP 8	Lenders submit necessary documentation or "cures" to clear loan for purchase to eHousing via eHP FrontPorch using Digital Docs, and/or Lakeview. Eligible loans are then purchased by Lakeview and Lenders are reimbursed the net amount of table funded first and second mortgages in addition to an SRP. **Reservation to Purchase = 60 days.**
STEP 9	Lenders submit any final trailing documentation to Lakeview.

PARTICIPATING LENDER MINIMUM PRODUCTION REQUIREMENTS

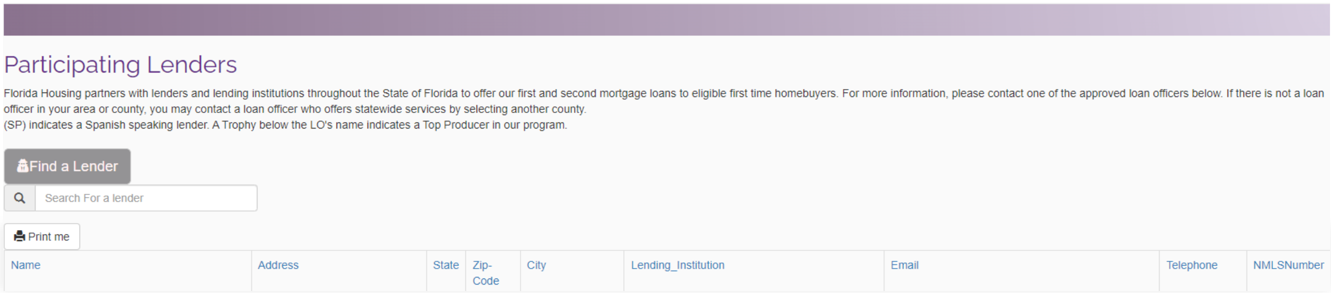
New Lenders will be subject to a 9-month probationary period in which they will be required to close, and deliver, to the Master Servicer at least 2 Program mortgage loans. Failure to meet this minimum goal will result in immediate termination. You will be allowed to work any existing loans in the pipeline, but unable to lock new loans.

After the initial 9-month probationary period, all Participating Lenders will be required to close, and have purchased, a minimum of 4 mortgage loans within the following calendar year. Annual recertification reviews will be conducted by Florida Housing Finance Corporation's (FL Housing) Program Staff each year on or around January 2nd for the applicable 12-month period.

- Lenders failing to meet loan origination (production) requirements (either new Lenders within the probationary period or existing Lenders) will be immediately terminated from the Program.
- You will be allowed to work any existing loans in the pipeline, but unable to lock new loans.

After a mandatory 6-month termination period, a Lender may re-apply to become a Participating Lender in our Homebuyer Loan Program by contacting us and submitting a marketing plan outlining steps they will take to meet production goals and retrain all staff who work with Program Loans. A $2,500 Application Fee to re-apply also must be submitted.

To appear on FL Housing's website (www.floridahousing.org), **Loan Officers must have 4 PURCHASED mortgage loans within a 6-month period**. The FL Housing website is updated in January and July each year to reflect the previous 6-month production numbers.



Please Note: FL Housing does not allow originators/loan officers to participate in the Program unless they permanently reside in FL (and claim the homestead exemption) even if licensed in the State of FL.

DEFINITIONS

Agency means FHA (Federal Housing Administration of the United States Department of Housing and Urban Development) or USDA/RD (Rural Development Service of the United States Department of Agriculture) or Fannie Mae or Freddie Mac.

Co-Signor means a borrower who will not occupy the property and does not take any ownership interest in the property. Co-Signors do not execute the mortgage or appear on deed. Co-signors execute the note only (includes the first and second mortgage note). Co-Signors are currently allowed in the Program. **Click here to read the Co-Signor Term Sheet.**

Credit Income or Credit Qualifying Income means the income used to support Lender's Automated Underwriting Systems (AUS) approval.

Documentary Stamp Tax and Intangible Tax Exemption means under Section 420.513(1), Florida Statutes, first and second mortgages and notes given to secure the repayment of a loan issued in connection with the financing of housing under Florida Housing's Homebuyer Programs are exempt from Documentary Stamp Tax and Intangible Tax. Deeds are not exempt.

Federally Designated Targeted Area means those areas within the State identified as Qualified Census Tracts and Areas of Chronic Economic Distress (if any) which are set forth in this Program Guide.

First Time Homebuyer means, except for borrowers purchasing in Federally Designated Targeted Areas and for certain veterans eligible for the Veteran's Exemption, the borrower and spouse of a borrower, if applicable, must have had no present Ownership Interest in a principal residence at any time during the three-year period prior to the date on which the Mortgage Loan is executed.

Gift Funds means funds provided to borrower by an eligible party acceptable to Fannie Mae and Freddie Mac in which there is no implication or expectation of repayment to the donor.

GSE means the Government Sponsored Enterprises which includes Fannie Mae and Freddie Mac.

Homebuyer Programs or Program means Florida Housing's homeownership assistance programs the requirements of which are set forth in this Program Guide.

Income Limit means the federally adjusted income limits for a household, adjusted for household size and county, which are set forth in this Program Guide.

Lender or Participating Lender means a home mortgage lending institution approved by Florida Housing for the Program.

DEFINITIONS
(Continued)

Master Servicer means Florida Housing's contracted servicer that performs all servicing obligations and maintains all servicing rights for FL Housing's Homebuyer Loan Program. Lenders also contract with Master Servicer as a direct seller of FL Housing's Homebuyer Loan Program loans.

Maximum Loan Amount means the total amount of money an applicant may borrow from their Lender for purchase of their primary residence.

Mortgage means the written instrument creating a lien on real property to provide security for the payment of a Mortgage Loan.

Mortgage Loan means a qualified loan originated by a Lender under the Program with respect to real property, which is evidenced by a Mortgage Note and secured by a Mortgage that creates a first or second lien.

Mortgage Note means the promissory note evidencing the obligation to repay a Mortgage Loan.

Non-Occupying Co-Borrower means a borrower who will not occupy the property and can take an ownership interest in the property. Non-occupying co-borrowers execute the note (first and second mortgage note) and may appear on deed. Non-occupying co-borrowers are strictly prohibited from participating in the Program.

Ownership Interest means a person(s) who has owned and occupied a primary residence and appear on the deed to such property.

Reasonable and Customary Closing Costs means reasonable and customary fees determined to satisfy all Agency guidelines such that those fees will not impact the insurability or the guarantee of mortgage loans by the Agencies.

Service Release Premium (SRP) means the compensation paid to a Participating Lender for a closed Program loan by the Master Servicer.

State means the State of Florida.

Veterans Exemption refers to the Congressional Act that permanently exempts qualified veterans from the Internal Revenue Code 143 requirement of being a First Time Homebuyer when utilizing loan programs that rely on mortgage revenue bond financing as its funding source.

OVERVIEW OF TBA FIRST MORTGAGE OPTIONS

FNMA

FL HFA Preferred Fannie Mae Offering

HFA Preferred

Offers eligible borrowers a 30-year fixed-rate mortgage. Rate is determined by FL Housing. This first mortgage also offers reduced Mortgage Insurance (MI) Premium for borrowers with income at or below 80% of AMI (FNMA determines the AMI, not FL Housing). Borrowers with income above 80% AMI will pay standard mortgage insurance. Lenders should be referencing their DU findings to determine if borrowers qualify for the reduced cost MI.

HFA Preferred PLUS

Offers eligible borrowers a 30-year fixed-rate mortgage. Rate is determined by FL Housing. This first mortgage also offers reduced Mortgage Insurance (MI) Premium for borrowers with income at or below 80% of AMI (FNMA determines the AMI, not FL Housing). Borrowers with income above 80% AMI will pay standard mortgage insurance. Lenders should be referencing their DU findings to determine if borrowers qualify for the reduced cost MI.

Buyers who qualify for this first mortgage program will automatically qualify for **3%, 4%, or 5% of the TOTAL loan amount** in a forgivable second mortgage that can be used towards down payment and/or closing costs. **The PLUS product has its own rate (based on amount of assistance).**

The Preferred PLUS is NOT available with the FL Assist or FL HLP Second Mortgages.

FHLMC

FL HFA Advantage Freddie Mac Offering

HFA Advantage

Offers eligible borrowers a 30-year fixed-rate mortgage. Rate is determined by FL Housing. This first mortgage also offers reduced Mortgage Insurance (MI) Premium for borrowers with income at or below 80% of AMI (FHLMC determines the AMI, not FL Housing). Borrowers with income above 80% AMI will pay standard mortgage insurance. Lenders should be referencing their LP/LPA findings to determine if borrowers qualify for the reduced cost MI.

HFA Advantage PLUS

Offers eligible borrowers a 30-year fixed-rate mortgage. Rate is determined by FL Housing. This first mortgage also offers reduced Mortgage Insurance (MI) Premium for borrowers with income at or below 80% of AMI (FHLMC determines the AMI, not FL Housing). Borrowers with income above 80% AMI will pay standard mortgage insurance. Lenders should be referencing their LP/LPA findings to determine if borrowers qualify for the reduced cost MI.

Buyers who qualify for this first mortgage program will automatically qualify for **3%, 4%, or 5% of the TOTAL loan amount** in a forgivable second mortgage that can be used towards down payment and/or closing costs. **The PLUS product has its own rate (based on amount of assistance).**

The Advantage PLUS is NOT available with the FL Assist or FL HLP Second Mortgages.

OVERVIEW OF TBA SECOND MORTGAGE OPTIONS

Offers a second mortgage program that provides eligible borrower(s) with funds that can be used for down payment, closing costs and prepaids, mortgage insurance premiums, or as a principal reduction to the first mortgage.	
The FL HFA Preferred (HFA Preferred Fannie Mae Offering)	**The FL HFA Advantage (HFA Advantage Freddie Mac Offering)**
CONVENTIONAL FIRST MORTGAGE OPTION	**CONVENTIONAL FIRST MORTGAGE OPTION**
FL ASSIST	**SECOND MORTGAGE OPTION 1**
$10,000 (available with all first mortgage options above).	
0%, non-amortizing, deferred.	
No monthly payment	
The FL Assist is not forgivable. Repayment is deferred, except in the event of sale, transfer, satisfaction of the first mortgage, refinancing of the property or until such a time the mortgagor ceases to occupy the property at which time, the Florida Assist will become payable in full.	
This is not a stand-alone DPA and it cannot be combined with any of FL Housing's other down payment programs.	
FL HOMEOWNERSHIP LOAN PROGRAM (HLP)	**SECOND MORTGAGE OPTION 2**
$10,000 (available with all first mortgage options above).	
3%, fully-amortizing, second mortgage.	
15-Year term, Carries a monthly payment.	
The unpaid balance of the FL HLP Loan will become payable in full in the event of sale, transfer, satisfaction of the first mortgage, refinancing of the property or until such as time the mortgagor ceases to occupy the property.	
Cannot be combined with any of FL Housing's other down payment programs.	
FL HFA Preferred PLUS or HFA Advantage PLUS	**SECOND MORTGAGE OPTION 3**
Assistance is calculated on a percentage (3%,4%,or 5%) of the TOTAL loan amount.	
5-Year, deferred loan, 0% interest rate and carries no monthly payment.	
0% interest rate.	
Cannot be combined with any of FL Housing's other down payment programs.	
Forgiven at the rate of 20% per year on the anniversary of loan closing, over the term of the second mortgage loan provided the borrower is not in default. There is no pro-rata forgiveness.	
At anytime before the end of the fifth year, any unpaid balance of the PLUS Second Mortgage Loan will become payable in full in the event of sale, transfer, satisfaction of the first mortgage, refinancing of the property or until such a time the mortgagor ceases to occupy the property as his/her primary residence.	

TBA PROGRAM ELIGIBILITY REQUIREMENTS

First Time Homebuyer Requirement

Unless meeting one of the **exemptions** below, all occupying borrowers must not have had an Ownership Interest in a principal residence at any time during the three-year period prior to the date on which the Mortgage Loan is executed.

First-Time Homebuyer Exemptions

- Veterans need not be First Time Homebuyers if he or she served in the active military, naval, or air service and was discharged or released therefrom under conditions other than dishonorable. For Program purposes, Active-duty military personnel are also exempt from the First-Time Homebuyer Requirement.
- A Veteran is defined as a "person who served in the active military, naval, or air service, and who was discharged or released there from under conditions other than "dishonorable". This exemption applies to all programs offered by FL Housing.
- Borrower (s) qualifying under the Veterans Exemption must certify that they meet the requirements on the Mortgagor Affidavit and provide a valid DD214. A COE is not accepted in lieu of the DD214.
- Active duty military must provide a current Leave and Earnings Statement (LES) to qualify.
- Members of the Reserves or National Guard are not exempt.

Federally Designated Targeted Area Exemption

Borrower (s) purchasing in a Federally Designated Targeted Area are exempt from the First Time Homebuyer Requirement. See the eligible Census Tracts in this Guide.

Income Limit Requirements

Borrower (s) must not exceed the maximum Income Limit requirements, adjusted for household size, for the county in which the property is being purchased. Please see section for "Determining Income" in this Guide. See eligible Income Limits in this Guide.

With our TBA program, the income and the first-time homebuyer status of the occupying borrower(s) only is considered. This Program does not consider Household Income or the First-Time Homebuyer status of the spouse if the spouse is not the loan. Borrower(s) are the parties which appear on the note.

Loan Limits

Requires that the contracted loan amount does not exceed the Loan Limits in the county in which the property is being purchased. See eligible *Loan Limits* in this Guide.

Other Requirements

Borrower (s) must satisfy requirements reflected in the First Mortgage Term Sheet included in this Guide as well as Agency requirements and any requirements imposed by Lakeview.

FEDERALLY DESIGNATED TARGETED AREAS

To confirm if property is located in an eligible census tract, click here, then check the county chart below to determine if the census tract is listed. If the Tract Code does not reflect under the desired county on the chart below, the property does not qualify as a Federally Designated Targeted Area. Rev. Proc 2024-08

Alachua	0006.00, 0009.01, 0015.16, 0015.22, 0018.02, 0019.02, 0020.01, 0022.17
Bay	0017.00, 0018.00
Brevard	0607.00, 0623.01, 0624.02, 0626.00, 0649.02, 0651.24, 0651.28, 0714.02
Broward	0104.05, 0303.01, 0304.02, 0308.03, 0308.04, 0409.02, 0415.00, 0416.01, 0417.00, 0503.09, 0503.13, 0503.14, 0602.14, 0604.05, 0705.04, 0911.00, 0919.04, 1002.01, 1004.00, 1005.01, 1005.02, 1008.01, 1008.04, 1103.34, 1103.54
Citrus	4502.01, 4516.05
Collier	0007.00, 0112.04, 0112.05, 0113.05
DeSoto	0103.01, 0104.04
Duval	0001.02, 0002.00, 0003.00, 0010.00, 0013.00, 0015.00, 0016.00, 0026.00, 0027.01, 0027.02, 0028.01, 0028.02, 0029.01, 0029.02, 0115.00, 0116.00, 0121.00, 0122.01, 0133.02, 0143.11, 0154.00, 0155.02, 0163.00, 0166.06, 0174.00
Escambia	0004.00,0016.00, 0017.00, 0018.00, 0019.00, 0027.03, 0029.00, 0031.00, 0035.10
Gadsden	0203.00, 0207.02
Gilchrist	9502.04
Hamilton	9602.01
Hendry	0004.03
Hernando	0404.00, 0405.01, 0412.04, 0414.01, 0416.02
Highlands	9603.00, 9609.00, 9611.00, 9612.01, 9616.01, 9616.04
Hillsborough	0001.02, 0002.01, 0002.02, 0003.01, 0006.02, 0007.01, 0009.01, 0010.01, 0026.00, 0030.00, 0032.00, 0033.00, 0036.00, 0038.00, 0044.00, ,0104.01, 0105.01, 0108.05, 0108.16, 0108.17, 0108.20, 0108.21, 0108.22, 0119.05, 0119.09, 0133.16, 0136.04, 0142.00
Holmes	9602.02, 9604.03
Indian River	0503.04, 0509.08
Lake	0302.09, 0305.05, 0306.02, 0313.17
Lee	0003.03, 0003.05, 0003.06, 0005.02, 0006.00, 0007.00, 0011.04, 0012.03, 0101.12, 0403.05, 0403.13
Leon	0004.00, 0010.01, 0011.01, 0014.01, 0019.01, 0019.02, 0020.03, 0020.06, 0021.03,0021.06
Levy	9703.04, 9707.00
Manatee	0001.05, 0001.06, 0002.03, 0003.13, 0003.14, 0007.04 0008.11
Marion	0007.07, 0012.06, 0014.01, 0015.00, 0017.00, 0018.00, 0023.03
Miami-Dade	0002.06, 0002.12, 0002.22, 0002.23, 0002.24, 0002.28, 0003.12, 0004.02, 0004.11, 0004.18, 0004.20, 0005.05, 0005.08, 0006.09, 0007.05, 0007.10, 0007.11, 0007.14, 0008.04, 0008.06, 0008.07, 0009.03, 0010.04, 0010.07, 0014.01, 0014.02, 0015.01, 0015.02, 0016.05, 0016.06, 0017.01, 0017.02, 0017.04, 0018.01, 0018.02, 0019.01, 0019.04, 0020.03, 0024.03, 0024.04, 0025.01, 0025.02, 0029.00, 0030.05, 0030.06, 0034.00, 0036.05, 0036.06, 0036.07, 0050.04, 0051.04, 0052.01, 0052.02, 0053.03, 0053.04, 0053.05, 0053.06, 0054.03, 0054.05, 0054.09, 0054.10, 0055.05, 0057.05, 0057.07, 0057.08, 0063.03, 0063.04, 0070.05, 0090.20, 0090.26, 0091.02, 0093.14, 0093.15, 0093.22, 0093.26, 0097.05, 0098.11, 0099.04, 0100.24, 0100.26, 0107.06, 0108.03, 0108.05, 0108.06, 0109.00, 0110.03, 0110.10, 0111.03, 0111.04, 0112.03, 0113.02, 0117.02, 0120.02 0135.00, 0146.01
Okeechobee	9103.00
Orange	0104.00, 0117.02. 0120.00, 0122.01, 0124.04, 0134.05, 0135.03, 0135.12, 0142.02, 0143.02, 0145.02, 0145.03, 0146.09, , 0149.04, 0165.10, 0167.39, 0167.42, 0169.06, 0169.07, 0169.11
Osceola	0419.00, 0423.00
Palm Beach	0014.02, 0014.03, 0019.09, 0019.10, 0019.13, 0022.00, 0024.00, 0029.00, 0047.05, 0051.01, 0051.02, 0057.03, 0057.04, 0059.44, 0069.10, 0078.32, 0080.01, 0082.02
Pasco	0302.03, 0304.05, 0304.12, 0305.01, 0310.05, 0310.09, 0317.03, 0318.07, 0326.01, 0330.13
Pinellas	0246.03, 0247.01, 0249.07, 0255.05, 0259.01, 0262.00, 0264.02, 0287.00
Polk	0111.00, 0112.02, 0112.04, 0114.00, 0117.04, 0117.32, 0134.00, 0136.01, 0136.02, 0141.27, 0145.02, 0149.03,0161.00, 0164.00
Putnam	9508.00, 9514.01
Santa Rosa	0106.01
Sarasota	0003.00
Seminole	0205.00
St. Lucie	3802.00, 3803.00, 3804.00, 3814.01
Sumter	9113.01
Suwannee	9704.01
Volusia	0808.09, 0809.02, 0820.00, 0821.00, 0823.03, 0825.13
Washington	9703.01

2024 INCOME & PURCHASE PRICE LIMITS FOR
FL HFA Preferred (FNMA) and FL HFA Advantage (FHLMC)
CONVENTIONAL TBA WITH THE FL ASSIST SECOND MORTGAGE
EFFECTIVE WITH RESERVATIONS MADE 4/16/24

County	1-2 Person Household	3+ Person Household	Loan Limit
Alachua	$109,595	$114,360	$766,550
Baker	$101,890	$106,320	$766,550
Bay	$101,890	$106,320	$766,550
Bradford	$101,890	$106,320	$766,550
Brevard	$108,790	$113,520	$766,550
Broward	$121,440	$126,720	$766,550
Calhoun	$101,890	$106,320	$766,550
Charlotte	$101,890	$106,320	$766,550
Citrus	$101,890	$106,320	$766,550
Clay	$111,895	$116,760	$766,550
Collier	$119,945	$125,160	$766,550
Columbia	$101,890	$106,320	$766,550
De Soto	$101,890	$106,320	$766,550
Dixie	$101,890	$106,320	$766,550
Duval	$111,895	$116,760	$766,550
Escambia	$103,385	$107,880	$766,550
Flagler	$101,890	$106,320	$766,550
Franklin	$101,890	$106,320	$766,550
Gadsden	$102,005	$106,440	$766,550
Gilchrist	$109,595	$114,360	$766,550
Glades	$101,890	$106,320	$766,550
Gulf	$101,890	$106,320	$766,550
Hamilton	$101,890	$106,320	$766,550
Hardee	$101,890	$106,320	$766,550
Hendry	$101,890	$106,320	$766,550
Hernando	$109,825	$114,600	$766,550
Highlands	$101,890	$106,320	$766,550
Hillsborough	$109,825	$114,600	$766,550
Holmes	$101,890	$106,320	$766,550
Indian River	$101,890	$106,320	$766,550
Jackson	$101,890	$106,320	$766,550
Jefferson	$102,005	$106,440	$766,550
Lafayette	$101,890	$106,320	$766,550
Lake	$110,975	$115,800	$766,550
Lee	$107,640	$112,320	$766,550

2024 INCOME & PURCHASE PRICE LIMITS FOR
FL HFA Preferred (FNMA) and FL HFA Advantage (FHLMC)
CONVENTIONAL TBA WITH THE FL ASSIST SECOND MORTGAGE
EFFECTIVE WITH RESERVATIONS MADE 4/16/24

County	1-2 Person Household	3+ Person Household	Loan Limit
Leon	$102,005	$106,440	$766,550
Levy	$101,890	$106,320	$766,550
Liberty	$101,890	$106,320	$766,550
Madison	$101,890	$106,320	$766,550
Manatee	$115,575	$120,600	$766,550
Marion	$101,890	$106,320	$766,550
Martin	$105,455	$110,040	$766,550
Miami-Dade	$130,525	$136,200	$766,550
Monroe	$137,195	$143,160	$766,550
Nassau	$111,895	$116,760	$766,550
Okaloosa	$110,055	$114,840	$766,550
Okeechobee	$101,890	$106,320	$766,550
Orange	$110,975	$115,800	$766,550
Osceola	$110,975	$115,800	$766,550
Palm Beach	$123,165	$128,520	$766,550
Pasco	$109,825	$114,600	$766,550
Pinellas	$109,825	$114,600	$766,550
Polk	$101,890	$106,320	$766,550
Putnam	$101,890	$106,320	$766,550
Santa Rosa	$103,385	$107,880	$766,550
Sarasota	$115,575	$120,600	$766,550
Seminole	$110,975	$115,800	$766,550
St. Johns	$111,895	$116,760	$766,550
St. Lucie	$105,455	$110,040	$766,550
Sumter	$101,890	$106,320	$766,550
Suwannee	$101,890	$106,320	$766,550
Taylor	$101,890	$106,320	$766,550
Union	$101,890	$106,320	$766,550
Volusia	$101,890	$106,320	$766,550
Wakulla	$103,040	$107,520	$766,550
Walton	$104,190	$108,720	$766,550
Washington	$101,890	$106,320	$766,550

2024 INCOME & PURCHASE PRICE LIMITS FOR
HFA Advantage 3%, 4%, and 5% PLUS (FHLMC) and
HFA Preferred 3%, 4%, and 5% PLUS (FNMA)
CONVENTIONAL TBA WITH THE FL HLP SECOND MORTGAGE PROGRAM
EFFECTIVE WITH RESERVATIONS MADE 4/16/24

County	All Household Sizes	Loan Limits
Alachua	$133,420	$766,550
Baker	$124,040	$766,550
Bay	$124,040	$766,550
Bradford	$124,040	$766,550
Brevard	$132,440	$766,550
Broward	$147,840	$766,550
Calhoun	$124,040	$766,550
Charlotte	$124,040	$766,550
Citrus	$124,040	$766,550
Clay	$136,220	$766,550
Collier	$146,020	$766,550
Columbia	$124,040	$766,550
De Soto	$124,040	$766,550
Dixie	$124,040	$766,550
Duval	$136,220	$766,550
Escambia	$125,860	$766,550
Flagler	$124,040	$766,550
Franklin	$124,040	$766,550
Gadsden	$124,180	$766,550
Gilchrist	$133,420	$766,550
Glades	$124,040	$766,550
Gulf	$124,040	$766,550
Hamilton	$124,040	$766,550
Hardee	$124,040	$766,550
Hendry	$124,040	$766,550
Hernando	$133,700	$766,550
Highlands	$124,040	$766,550
Hillsborough	$133,700	$766,550
Holmes	$124,040	$766,550
Indian River	$124,040	$766,550
Jackson	$124,040	$766,550
Jefferson	$124,180	$766,550
Lafayette	$124,040	$766,550
Lake	$135,100	$766,550
Lee	$131,040	$766,550

2024 INCOME & PURCHASE PRICE LIMITS FOR
HFA Advantage 3%, 4%, and 5% PLUS (FHLMC) and
HFA Preferred 3%, 4%, and 5% PLUS (FNMA)
CONVENTIONAL TBA WITH THE FL HLP SECOND MORTGAGE PROGRAM
EFFECTIVE WITH RESERVATIONS MADE 4/16/24

County	All Household Sizes	Loan Limits
Leon	$124,180	$766,550
Levy	$124,040	$766,550
Liberty	$124,040	$766,550
Madison	$124,040	$766,550
Manatee	$140,700	$766,550
Marion	$124,040	$766,550
Martin	$128,380	$766,550
Miami-Dade	$158,900	$766,550
Monroe	$167,020	$766,550
Nassau	$136,220	$766,550
Okaloosa	$133,980	$766,550
Okeechobee	$124,040	$766,550
Orange	$135,100	$766,550
Osceola	$135,100	$766,550
Palm Beach	$149,940	$766,550
Pasco	$133,700	$766,550
Pinellas	$133,700	$766,550
Polk	$124,040	$766,550
Putnam	$124,040	$766,550
Santa Rosa	$125,860	$766,550
Sarasota	$140,700	$766,550
Seminole	$135,100	$766,550
St. Johns	$136,220	$766,550
St. Lucie	$128,380	$766,550
Sumter	$124,040	$766,550
Suwanee	$124,040	$766,550
Taylor	$124,040	$766,550
Union	$124,040	$766,550
Volusia	$124,040	$766,550
Wakulla	$125,440	$766,550
Walton	$126,840	$766,550
Washington	$124,040	$766,550

FL Housing Finance Corporation's
TBA FIRST MORTGAGE PROGRAM TERM SHEET

Florida Housing's EIN 59-451366		
FANNIE MAE OFFERING (FNMA)	**FL HFA Preferred (FNMA)**	**FL HFA Preferred PLUS (FNMA)**
Please Note: *Lenders may only run DU with the HFA Preferred or HFA Preferred PLUS. LP/LPA is not permitted.*	• Offers reduced cost mortgage insurance (MI) for loans in which the credit income used to support DU is at 80% or below AMI. • Borrowers above 80% AMI do NOT receive charter coverage MI. • FNMA determines the AMI limits to be considered for determining the reduced cost MI, not FL Housing. • Lenders should refer to their DU findings to determine if a loan qualifies for the reduced MI. • There is a rate difference in the at and below 80% AMI and the above 80% AMI options. • Loans in which the AMI is at or below 80% AMI will also receive a lower rate with the lower cost MI. • Loans that don't qualify for the lower MI benefit will receive standard MI and a higher rate.	
		• Offers a 3%, 4%, or 5% of the TOTAL loan amount as a forgivable second that can be used for down payment and/ or closing costs.
	Click Here to Reference the 2024 FNMA Reduced MI Cost AMI Limits	
FREDDIE MAC OFFERING (FHLMC)	**FL HFA Advantage**	**FL HFA Advantage PLUS**
Please Note: *Lenders may only run LP/LPA with the HFA Advantage or HFA Advantage PLUS. DU is not permitted.*	• Offers reduced cost mortgage insurance (MI) for loans in which the credit income used to support DU is at 80% or below AMI. • Borrowers above 80% AMI do NOT receive charter coverage MI. • FHLMC determines the AMI limits to be considered for determining the reduced cost MI, not FL Housing. • Lenders should refer to their DU findings to determine if a loan qualifies for the reduced MI. • There is a rate difference in the at and below 80% AMI and the above 80% AMI options. • Loans in which the AMI is at or below 80% AMI will also receive a lower rate with the lower cost MI. • Loans that don't qualify for the lower MI benefit will receive standard MI and a higher rate.	
		• Offers a 3%, 4%, or 5% of the TOTAL loan amount as a forgivable second that can be used for down payment and/ or closing costs.
	Click Here to Reference the 2024 FHLMC Reduced MI Cost AMI Limits	

FL Housing Finance Corporation's
TBA FIRST MORTGAGE PROGRAM TERM SHEET

Florida Housing's EIN 59-451366	**FL HFA Preferred (FNMA) FL HFA Advantage (FHLMC)**	**FL HFA Preferred PLUS (FNMA) FL HFA Advantage PLUS (FHLMC)**
Eligible with these FL Housing Second Mortgage	• FL Assist • FL Homeownership Loan Program (HLP)	• 3% PLUS 2nd Mortgage • 4% PLUS 2nd Mortgage • 5% PLUS 2nd Mortgage
Loan Delivery Purchase Timeline	**60 Day Purchase Timeline** • Reservation (rate lock) to Underwriter Certification = 60 days. • Reservation to Purchase = 60 days. • See **Loan Delivery Timeline** in this Guide. • See **Loan Cancellations and Changes** in this Guide. • Loans purchased after the maximum delivery date are subject to re-pricing costs and possible late purchase fees. These costs will be netted from the Participating Lender's SRP at loan purchase by Lakeview.	
Pricing and Rate	• Daily pricing program. • Rates will post by 10 AM in the eHousing eHPortal. • System locks down at 8 PM nightly.	
LLPA & Adverse Market Delivery Fee	• N/A	
Loan Purpose	• Purchase only. • Refinances are not eligible. • Construction to permanent loans are not permitted.	
Term	• 30-year fixed.	
LTV / CLTV	• Follow FNMA and FHLMC guidelines.	
QM/ATR Requirements	• FL Housing is exempt from QM/ATR requirements. HPMLs can be purchased in but High Cost loans will not be purchased.	
FICO	• Minimum FICO 640 for ALL loan types. • MH requires a minimum 660 FICO • *Eligible with FNMA HFA Preferred ONLY*	
DTI Ratios	• Maximum 50% DTI with AUS A/E • Maximum 45% DTI for Manufactured Housing • Maximum 43% DTI for Manual Underwrites	
Manual Underwrites	• Minimum FICO = 660. • Permitted ONLY with FHLMC and FNMA. • Maximum DTI of 43%. • Reach out to Lakeview for additional information on manual underwrites at underwritingquestions@bayview.com. • Not permitted with Manufactured Housing.	

FL Housing Finance Corporation's
TBA FIRST MORTGAGE PROGRAM TERM SHEET

Florida Housing's EIN 59-451366	FL HFA Preferred (FNMA) FL HFA Advantage (FHLMC)	FL HFA Preferred PLUS (FNMA) FL HFA Advantage PLUS (FHLMC)
Eligible with these FL Housing Second Mortgage	• FL Assist • FL Homeownership Loan Program (HLP)	• 3% PLUS 2nd Mortgage • 4% PLUS 2nd Mortgage • 5% PLUS 2nd Mortgage
Co-Signors	• Permitted with Fannie Mae HFA Preferred and Freddie Mac HFA Advantage.	
May a Co-Signor Appear On the Deed?	• NO. Co-Signor may NOT live in the property and may not execute the Deed.	
May a Co-Signor Execute the Mortgage?	• NO.	
Is the Co-Signor's Income Considered in Program Qualifying?	• YES. The TBA Program considers the credit income used to support AUS approval. The Co-Signor's income is included in the credit qualifying income therefore, it must be considered in determining if buyer qualifies for the Program. Please refer to Agency requirements specific to LTV/CLTV requirements and the FHFC Co-Signor Addendum.	
Does a Co-Signor need to attend Homebuyer Education?	• NO. Only Occupying Borrower(s) must attend pre-purchase homebuyer education.	
Non Citizen Applicants	• Borrower(s) must have the ability to permanently and LAWFULLY reside in the State of Florida. Lakeview requires Lenders to adhere to their Residency Eligibility Requirements. Failure to do so may result in non-purchase. • Refer to Lakeview Residency and Eligibility Guide	
Occupancy	• Owner occupied only with borrower's intent to occupy property as their primary residence within 60 days of closing. When originating a loan for active duty military, follow Agency guidelines.	
Cash Back to Borrower	• In the event the preliminary closing disclosure (CD) reflects cash back of $2,000 or less **AND** does not exceed the Borrower's EMD or POC's, Lender should apply a PR to the first mortgage. IF the cash back exceeds $2,000 of the Borrower's EMD or POC's, Lender should re-work the loan by reducing the first mortgage loan amount. • Per agency guidelines, principal curtailments are required to be applied prior to delivery of the loan. **A payment history is required on any loan where a principal reduction is applied.** • If the funds are received as Gift Funds, we do allow a refund to the borrower. Since this is not the borrower(s)' own funds, a refund of any excess gift funds is not considered "cash back". • When refunding gift funds, include a copy of the Agency/GSE required Gift Letter in the compliance file. Adhere to any additional GSE (Fannie Mae &Freddie Mac) guidelines when applying a principal reduction for cash back other than those received from gift funds. Cash Back from a gift of equity is not permitted.	

FL Housing Finance Corporation's TBA FIRST MORTGAGE PROGRAM TERM SHEET		
Florida Housing's EIN 59-451366	**FL HFA Preferred (FNMA) FL HFA Advantage (FHLMC)**	**FL HFA Preferred PLUS (FNMA) FL HFA Advantage PLUS (FHLMC)**
Eligible with these FL Housing Second Mortgage	• FL Assist • FL Homeownership Loan Program (HLP)	• 3% PLUS 2nd Mortgage • 4% PLUS 2nd Mortgage • 5% PLUS 2nd Mortgage
Minimum Borrower Contribution	• All borrower contribution *(including the EMD)* must be used in the loan transaction. Lenders cannot refund any borrower contribution as cash back to borrower at closing unless funds were provided through Gift Funds.	
Assets	• Borrowers are not required to utilize assets for participation. Adhere to FNMA and FHLMC guidelines.	
Homeowner's Insurance Deductible	• Follow FNMA and FHLMC guidelines.	
Flood Coverage (If Applicable)	• Follow FNMA and FHLMC guidelines..	
Assumptions	• Not permitted.	
Special Instructions for Reserving Conventional Loans	• To reserve funds, use the eHousingPlus eHPortal. • Log in to reserve the first mortgage. • From the RESERVE LOAN screen, select the correct Program. It is helpful to view the columns LOAN TYPE which includes a separate LOAN TYPE for an at or below 80% AMI loan and an over 80 AMI loan. Lenders should be choosing the correct LOAN TYPE based upon the credit qualifying income being below FNMA and FHLMC 80% AMI limits OR above the 80% AMI limits. • The system will not prevent a Lender from choosing the incorrect LOAN TYPE. Refer to FNMA and FHLMC AMI limits to determine if loan is at or below 80% AMI or if it is above 80% AMI. Click Here to Reference the 2024 FNMA/FHLMC AMI Limits	
Special Instructions for UNDERWRITER Certifying Conventional Loans	• Lender's underwriter is responsible for completing the Underwriter Certification, found within the eHPortal by the 60th day from reservation. All loans that have **not** been underwriter certified by day 60 from reservation date will automatically cancel. If the loan is UW certified by day 60, it will not auto-cancel and will extend automatically. • While viewing the CERTIFICATION tab within the eHPortal, Underwriters need to confirm loan was reserved as indicated in "Special Instructions for Reserving Conventional Loans".	

FL Housing Finance Corporation's TBA FIRST MORTGAGE PROGRAM TERM SHEET

Florida Housing's EIN 59-451366	**FL HFA Preferred (FNMA) FL HFA Advantage (FHLMC)**	**FL HFA Preferred PLUS (FNMA) FL HFA Advantage PLUS (FHLMC)**
Eligible with these FL Housing Second Mortgage	• FL Assist • FL Homeownership Loan Program (HLP)	• 3% PLUS 2nd Mortgage • 4% PLUS 2nd Mortgage • 5% PLUS 2nd Mortgage
Prepayments	• Permitted at any time without penalty.	
First Time Homebuyer Requirement (FTHB) **Exemptions to the FTHB Requirement** **Documentation to Validate FTHB Eligibility**	• Borrower(s), must not have had an ownership interest in their primary residence within the last three years unless purchasing in a Federally Designated Targeted Area OR if qualifying for the Veteran's Exemption or qualifying as Active-Duty Military, Members of the Reserves or National Guard are not exempt from the FTHB requirement. • Veterans or borrowers purchasing in a Federally Designated Targeted Area are exempt from the FTHB requirement. For Program purposes, Veteran is defined as a "person who served in the active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable". • Borrower(s) final URLA/1003. Borrower(s) should note the VIII. Declarations, m. Section of the 1003 accordingly.	
Homebuyer Education (HBE) **Who Must Attend?**	• One occupying borrower (primary borrower) must complete a Program- approved, in-person or online, PRE-PURCHASE, homebuyer education course. • Co-Signors do not have to attend homebuyer education. • The Homebuyer Education course must satisfy standards defined by Housing and Urban Development (HUD) or the National Industry Standards for Homeownership Education and Counseling. Post-closing education is absolutely unacceptable. • Freddie Mac requires homebuyer education for all first-time buyers no matter Veteran status. • Education provided by a mortgage insurance (MI) company is acceptable. Please note: Lender is responsible for ensuring that the MI provider's course being offered through the MI provider (directly or through a partnered course provider) meets the standards as directed above as not all MI courses satisfy HUD or National Industry Standards for Homeownership Education and Counseling. • Certificates of completion are acceptable for 2 years from the date of completion.	

<table>
<tr><th colspan="3">FL Housing Finance Corporation's
TBA FIRST MORTGAGE PROGRAM TERM SHEET</th></tr>
<tr><td rowspan="2">Florida Housing's
EIN 59-451366</td><td colspan="2"></td></tr>
<tr><td>FL HFA Preferred (FNMA)
FL HFA Advantage (FHLMC)</td><td>FL HFA Preferred PLUS (FNMA)
FL HFA Advantage PLUS (FHLMC)</td></tr>
<tr><td>Eligible with these FL Housing Second Mortgage</td><td>FL Assist
FL Homeownership Loan Program (HLP)</td><td>3% PLUS 2nd Mortgage
4% PLUS 2nd Mortgage
5% PLUS 2nd Mortgage</td></tr>
<tr><td>Property Type</td><td colspan="2"><u>ATTACHED / DETACHED 1-UNIT DWELLING</u>
<u>(INCLUDES TOWNHOMES)</u>

<u>2—4 UNIT PROPERTIES</u>
Borrower(s), must occupy one of the units as their primary residence.
<u>CONDOS</u>
Follow GSE guidelines.
Lenders are not required to have separate approval from Lakeview to underwrite condos and Lakeview does not require Lenders to submit project requests to them for approval.
Reach out to Lakeview at underwritingquestions@bayview.com with any questions.
<u>MANUFACTURED HOUSING</u>
Permitted with FNMA only.
Modular housing is permitted.
1994 and newer only. Absolutely NO exceptions to age of manufactured housing.
Also note with the HFA Preferred (FNMA) and the HFA Advantage (FHLMC) buyers cannot have ownership interest in more than two residential properties being purchased. (Remember, buyers can qualify as a FTHB if they are participating under the Veterans Exemption or purchasing in a Targeted Area OR if they did not have ownership interest in their primary residence in the last three years, so those buyers may have ownership interest in other residential properties.)

No more than 15% of the square footage of any property type above may be used for business purposes. Please follow Agency guidelines specific to LTV and property type.</td></tr>
<tr><td>Income Considered in Qualifying for program.</td><td colspan="2">Refer to the Co-Signor Term Sheet.</td></tr>
<tr><td>Subject to Recapture Tax?</td><td colspan="2">No.</td></tr>
<tr><td>Program Participation Restriction</td><td colspan="2">ALL borrowers are restricted to a one-time participation in FL Housing's Homebuyer Loan Programs. This includes all first and second mortgage programs.</td></tr>
</table>

FL Housing Finance Corporation's
TBA FIRST MORTGAGE PROGRAM TERM SHEET

Florida Housing's EIN 59-451366	**FL HFA Preferred (FNMA) FL HFA Advantage (FHLMC)**	**FL HFA Preferred PLUS (FNMA) FL HFA Advantage PLUS (FHLMC)**
LOAN CLOSING INFORMATION		
Doc Stamp & Intangible Tax	• First AND Second notes and mortgages are exempt. • The below must reflect on all FL Housing First mortgage AND notes, which are provided and generated by Participating Lenders. ***" This note and the mortgage securing this note arise out of or are given to secure the repayment of a loan issued in connection with the financing of housing and are exempt from documentary stamp tax and intangible tax pursuant to section 420.513(1), F.S."***	
Power of Attorney (POA)	• Permitted but must satisfy GSE (FNMA and FHLMC) requirements. • Active-duty military personnel may provide an "Alive and Well" letter. • Lenders should contact their title company/closing agents for information regarding POA requirements in the State of FL.	
Tax Exempt Rider	• Not Required	
FIRST MORTGAGE PROGRAM FEES		
Tax Service Fee	• $75 payable to "Investor", not "Master Servicer" or "Lakeview".	
Compliance Fee	• $275 payable to eHousingPlus at the time the compliance file is uploaded to eHP FrontPorch using the EHPay App.	
Funding Fee	• $400 payable to "Investor", not "Master Servicer" or "Lakeview".	
Flood Cert Fee	• $10 payable to "Investor", not "Master Servicer" or "Lakeview".	
Lender Fees	• Effective with new loan reservations ***beginning on Oct. 2, 2023, Florida Housing will impose a Lender fee cap of $1,750***. This applies to all origination fees charged to the borrower outside of the standard program fees. This includes, but is not limited to application, underwriting, processing, administrative or other similar origination fees. Any amount that exceeds the $1,750 cap will result in a loan deficiency and require a principal reduction to the first mortgage before the loan will be considered for purchase	
Lender Compensation	• **No upfront origination point (effective with all reservations made on or after June 3, 2024).** • 2.5% SRP upon purchase by Lakeview.	
Realtor Commission and Fees	• **Realtor Commission** is not permitted to be paid with FL Housing's DPA. The buyer may pay using their own funds. FL Housing funds are restricted to down payment and STANDARD closing costs. Realtor commission is not a standard buyer cost in the State of FL. • **Realtor Fees** may be paid by the borrower but cannot exceed $500. This includes but not limited to, transaction fees, processing or admin fees.	
Broker Fees	• Broker fees are NOT permitted. Participating Lenders are not permitted to charge any fees to borrower(s) or sellers that would be paid to their TPO. Any broker fees or costs would need to be paid for or determined by the Participating Lender.	

FL Housing Finance Corporation's
TBA FIRST MORTGAGE PROGRAM TERM SHEET

WHO SIGNS WHAT FOR TBA

PERSON	SIGNS NOTE	SIGNS MORGAGE	SIGNS PROGRAM DOCMENTS	SIGNS DEED	RESIDES IN HOME	INCLUDE IN PROGRAM QUALIFING INCOME	INCLUDE IN HOUSHOLD SIZE
BORROWER	YES	YES	YES	YES	YES	YES	YES
Co-BORROWER	YES	YES	YES	YES	YES	YES	YES
SPOUSE (If Spouse is not on loan)	NO	YES	NO	YES	YES	NO	YES
Co-SIGNOR	YES	NO	NO	NO	NO	YES	NO
Non Borrowing Occupant	NO	NO	NO	NO	YES	NO	YES

FL Housing Finance Corporation's FL Assist, FL Homeownership Loan Program, and FL PLUS Second Mortgage Options Term Sheet

Florida Housing's EIN 59-3451366	Florida Assist Second Mortgage (FL Assist)	Florida Homeownership Loan Program Second Mortgage (FL HLP)	FL PLUS 3%, 4% or 5% Second Mortgage (FL PLUS)
Amount of Assistance	• $10,000	• $10,000	• 3%, 4% or 5% of TOTAL Loan Amount
Rate	• 0%, non-amortizing	• 3%, fully-amortizing	• N/A
Term	• 30-year deferred	• 15-year, Carries a monthly payment	• 5 –Year
Monthly Payment Amount	• - 0 -	• $69.06	• - 0 -
Repayment Terms	• Deferred except in the event of the sale, transfer of deed, satisfaction of the first mortgage, refinancing of the first mortgage or until such a time the mortgagor (s) ceases to occupy the property as his/her primary residence at which time, the FL Assist will become due and payable, in full. This loan is not forgiven.	• The unpaid balance of the FL HLP Second Mortgage will become payable, in full, in the event of the sale, transfer of deed, satisfaction of the first mortgage, refinancing of the first mortgage or until such a time the mortgagor(s) ceases to occupy the property.	• Forgiven at the rate of 20% a year, over its 5-year term, provided borrower is not in default. No pro-rata forgiveness. If, at any time before the end of the 5th year, any unpaid balance will become repayable, in full, in the event of sale, transfer, satisfaction of the 1st mortgage, refinancing of the property or until such a time the mortgagor ceases to occupy as his/her primary residence.
Eligible with these FL Housing First Mortgage Programs	• HFA Preferred TBA (FNMA) • HFA Advantage TBA (FHLMC)		
Disclosure Requirements	• LE/CD is required. Lenders should be providing these disclosures from their own LOS. FL Housing and eHousingPlus do NOT provide TRID forms.		

FL Housing Finance Corporation's FL Assist, FL Homeownership Loan Program, and FL PLUS Second Mortgage Options Term Sheet

Florida Housing's EIN 59-3451366	Florida Assist Second Mortgage (FL Assist)	Florida Homeownership Loan Program Second Mortgage (FL HLP)	FL PLUS 3%, 4% or 5% Second Mortgage (FL PLUS)
Loan Closing Information			
Doc Stamp & Intangible Tax	• First AND Second notes and mortgages are exempt. • The below must reflect on all FL Housing First mortgage AND notes, which are provided and generated by Participating Lenders. ***" This note and the mortgage securing this note arise out of or are given to secure the repayment of a loan issued in connection with the financing of housing and are exempt from documentary stamp tax and intangible tax pursuant to section 420.513(1), F.S."***		
Recapture Tax	• N/A		
Title Insurance	• Strictly prohibited on FL Housing's Second Mortgages		
Mortgagee Clause	• **Florida Housing Finance Corporation** **ISAOA/ATIMA** **227 N. Bronough St., Suite 5000** **Tallahassee, FL 32301** • Mortgagee Clause is required for HOI as FL Housing would serve as a subordinate lien holder and is required to endorse any applicable claim checks paid to borrower(s). • Mortgagee Clause is NOT required for title policy. However, it *may* be included in title policy as a subordinate lien holder.		
Power of Attorney (POA)	• Permitted but must satisfy Agency guidelines (FNMA and FHLMC). • Active-duty military personnel may provide an "Alive and Well" letter. Lenders should contact their title company/closing agents for information regarding POA requirements in the State of FL.		
Down Payment Program Fees	• Recording Fee ONLY	• Recording Fee ONLY	• Recording Fee ONLY
Special Instructions to Title Companies	• All Florida Housing collateral documents should be returned to the originating Lender upon execution and recording. Many of these documents reflect Florida Housing as the mortgagee and title companies often return these documents to Florida Housing's corporate office which can result in loan purchase delays and additional late delivery fees to Lenders. • Please instruct title companies that these documents should NOT be returned to Florida Housing.		
Down Payment Program Documents			
Required Program Documents (Available through eHP Front Porch using the eHProForms Application)	• FL Assist Mortgage • FL Assist Note	• FL HLP Mortgage • FL HLP Note	• PLUS Second Mortgage • PLUS Second Note

ARCHIVED REVISIONS

Effective Date	Update	Page#
09-28-22	Updated Guide to reflect new servicer, Lakeview Servicing, LLC	Throughout
10-4-22	Added – To Be Announced Added maximum DTI for MH	20, 24
10-14-22	Updated Lakeview contacts	5, 21, 23, 40
10-21-22	Removed “adjusted for HH size” from Income Limit definition	20
12-12-22	Revised DTI Ratio for manual underwriting	23
01-20-23	Revised non-citizen applicant guidance Added Freddie Mac to manual	20
03-15-23	Removed reference to targeted areas for property type	20
03-29-23	Added manufactured housing provision	15-18
04-17-23	Updated Program Timeline	23
04-18-23	Deleted reference to MCC	24
07-26-23	Updated Income Limits Updated non-citizen applicants Updated Cash	24
08-3-23	Revised purchase price limit – Collier, Monroe, Okaloosa & Walton	15 – 18
08-7-23	Updated links to conventional loan AMI limits	25
10-2-23	Updated contact directory	21
10-9-23	Added Lender Fee Cap effective with new loan reservations 10/02/23	15,16, 17, 18
11-1-23	Updated verbiage about Doc Stamp and Intangible tax	6
11-16-23	Revised participating Lender minimum production requirements Added	20 & 23
12-7-23	Revised loan limits effective 12/07/23	Various pages
12-19-23	Updated Lender termination and reinstatement fee Added, Borrower	5
12-21-23	Clarified Cash Back policy – principal curtailment	25
4-1-24	Updated Lender Guide with new Layout	Entire