Statewide Low & Moderate Amortizing Second Mortgage Product

<table>
<thead>
<tr>
<th>Product</th>
<th>Statewide (except Cascade County) low and moderate amortizing second mortgage</th>
</tr>
</thead>
</table>

**Eligibility**
- Total household income must be at or below 125% of the HUD median income guidelines adjusted for family size in the county which the home is located
- Borrower must qualify for a 1st mortgage (FHA/VA/CONV/RD) through a participating lender
- Borrowers are required to complete a NeighborWorks approved Homebuyer Education class and counseling prior to loan closing

*For FHA 1st mortgages, the maximum household income is 115% AMI*

**Program Summary**
- Available to assist qualified borrowers with their closing costs associated with purchasing a single-family home
- Borrowers must provide FHA 3.5% down payment
- Not required to be a first-time homebuyer
- Borrowers required to occupy the home as principle residence for the duration of the loan
- First mortgage must be 30-year fixed rate

**Loan Amount**
- Minimum loan amount: $1,500
- Maximum loan amount: $10,000

**Term**
- Max 30 years for borrowers <80% median income
- Max 15 years for borrowers >80% median income

**Interest Rate**

<table>
<thead>
<tr>
<th>Borrowers Income</th>
<th>Interest Rate</th>
<th>Loan Pool</th>
<th>Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;50% AMI</td>
<td>2.00%</td>
<td>1.50%</td>
<td>Max 30-year term</td>
</tr>
<tr>
<td>51% - 65%</td>
<td>4.00%</td>
<td>3.50%</td>
<td>Max 30-year term</td>
</tr>
<tr>
<td>66% - 80%</td>
<td>6.25%</td>
<td>4.25%</td>
<td>Max 30-year term</td>
</tr>
<tr>
<td>81% - 115%</td>
<td>7.25%</td>
<td>5.25%</td>
<td>Max 15-year term</td>
</tr>
<tr>
<td>116% - 125%</td>
<td>7.25%</td>
<td>6.25%</td>
<td>Max 15-year term</td>
</tr>
</tbody>
</table>

**Ratios**
- Maximum 32/41 unless valid compensating factors apply

**CLTV**
- Cannot exceed 105% of the purchase price

**Credit scores**
- Middle score of 640 unless compensating factors apply

**Borrower investment**
- Borrowers are required to contribute a minimum of $1,000 of their own funds

*More than $1,000 may be needed to comply with the 105% CLTV maximum.*

**Fees**
- Loan underwriting fee of $375
- Approximately $225 in other loan fees

*Fees may be financed into the NeighborWorks Loan up to max loan amount.*

**Security**
- Secured by a Deed of Trust
- NWMT to be in 2nd lien position (unless valid compensating factors apply)
- Mortgage is not assumable.
- The property cannot have been rented the previous 90 days

**Payments**
- ACH payments are required