

HUD 184 Fixed Rate – Product Description

PRODUCT DESCRIPTION	<ul style="list-style-type: none"> ■ HUD Section 184, Indian Home Loan Guarantee Program. ■ First lien, fully amortizing Fixed Rate only. ■ Purchase money and refinance only, no construction/perm. ■ 15 or 30 year term.
PRODUCT CODES	<ul style="list-style-type: none"> ■ F15-Sec184, F-30-Sec184
GEOGRAPHIC RESTRICTIONS	<p>Texas:</p> <ul style="list-style-type: none"> ■ Texas A6 Home Equity loans not allowed
MAXIMUM LOAN AMOUNT	<ul style="list-style-type: none"> ■ Follow HUD 184 guidelines for the applicable county/MSA, HUD 184 program section, and loan purpose. Maximum loan amount \$424,100.
AGE OF LOAN / PRIOR REJECTS	<ul style="list-style-type: none"> ■ Loans must have been closed no more than 60 days prior to delivery. ■ Loans previously rejected by or repurchased from Gateway, FHA or GNMA are ineligible. ■ Loans previously rejected by or repurchased from a private investor, unless such prior rejection / repurchase is fully and specifically disclosed to Gateway in the loan file and Gateway determines the loan is eligible for purchase regardless of the prior investor's determination.
ASSUMPTIONS	<ul style="list-style-type: none"> ■ Not allowed.
BOND PROGRAMS	<ul style="list-style-type: none"> ■ Not allowed.
BUYDOWNS	<ul style="list-style-type: none"> ■ Not allowed.
CONVERSION OF PRIMARY RESIDENCE	<ul style="list-style-type: none"> ■ No Rental Income considered for any lease executed with a family member or interested party to the purchase or loan transaction.
CREDIT SCORE OVERLAY	<ul style="list-style-type: none"> ■ ≥620 Each borrower must have a minimum of one credit score.
DOWN PAYMENT ASSISTANCE	<ul style="list-style-type: none"> ■ All down payment assistance programs must be prior approved by Gateway. Government entity (e.g. federal, state, county, and tribal) approved DPA programs only. Gateway does not purchase Bond Program loans. ■ Click here for a current list of Gateway approved DPA programs.
DTI	<ul style="list-style-type: none"> ■ Max 43% DTI allowed (applications taken on or after 1/1/2014).
ELIGIBLE STATES	<ul style="list-style-type: none"> ■ Please refer to Sec 184 guidelines as well as or Overlay Matrix. For Sec 184, Click here - https://portal.hud.gov/hudportal/documents/huddoc?id=Section184PSAC.pdf
ESCROW HOLDBACKS	<ul style="list-style-type: none"> ■ Escrow Holdbacks must be completed prior to loan purchase, as evidenced by satisfactory final inspection.

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ESCROW WAIVERS	<ul style="list-style-type: none"> ■ Not allowed.
INELIGIBLE PROPERTY TYPE OVERLAYS	<ul style="list-style-type: none"> ■ See Overlay Matrix.
INTEREST CREDIT AT CLOSING	<ul style="list-style-type: none"> ■ Cannot exceed 7 calendar days and must be used to reduce closing costs (e.g., cannot result in cash back to the borrower at closing.)
INVESTMENT PROPERTIES AND SECOND HOME	<ul style="list-style-type: none"> ■ Not allowed.
ITIN OVERLAY	<ul style="list-style-type: none"> ■ All borrowers must have a valid social security number; ITINs are not allowed.
LIMIT ON NUMBER OF LOANS SERVICED BY GATEWAY	<ul style="list-style-type: none"> ■ Maximum of 4 loans serviced by Gateway per Borrower / Household.
NATURAL DISASTER POLICY	<ul style="list-style-type: none"> ■ Client must represent and warrant the existence and condition of the subject property at time of purchase. ■ Clients may call FEMA, 202.646.4600, to obtain a current list of disaster areas or visit the FEMA website at http://www.fema.gov/news/disasters.fema. ■ Depending on the nature and timing of the disaster, a Property Condition Certification may be required. ■ Appraisers must comment on the natural disasters' impact on marketability and value for appraisals completed within 90 days of the disaster declaration.
NON-ARM'S LENGTH AND CONFLICT OF INTEREST	<ul style="list-style-type: none"> ■ Non-arms length and Conflict of Interest transactions are transactions in which there is a relationship or business affiliation between the borrower, seller, and/or lender. ■ Non-arms length transactions require full documentation including 2 years federal tax returns and Fannie 1004. ■ Not allowed if new construction and the borrower is the builder or affiliated with or related to the builder/developer. ■ Satisfactory VOM's required on all liens on subject property confirming the transaction is not a bailout.
OCCUPANCY	<ul style="list-style-type: none"> ■ Primary only. ■ No Second Home or Investment Properties.
PRINCIPAL CURTAILMENT AT CLOSING	<ul style="list-style-type: none"> ■ For all loans other than "No Cash-out" or "Limited Cash-out" refinances (excluding Texas Home Equity Refinances), a curtailment to refund the overpayment of fees or charges paid by the borrower may not exceed lesser of 2% of the loan amount or \$500 (\$250 max on DU Refi Plus), in accordance with applicable regulatory guidelines, and must be clearly reflected as a Principal Curtailment on the HUD-1 or Closing Disclosure.

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REFINANCES	<ul style="list-style-type: none"> ■ Streamline – HUD 184 to HUD 184 ■ Rate/Term – non-HUD to HUD 184
QUALIFIED MORTGAGE LOAN	<p>For any loan that is subject to 12 C.F.R. Section 1026.43, Gateway will only purchase the loan if (i) it meets the definition of a “Qualified Mortgage” as set forth in 12 C.F.R. Section 1026.43(e) (2) Loan and (ii) complies with the Ability To Repay Standards, and all necessary evidence to demonstrate such compliance with 12 C.F.R. Part 1026.43(e) and 12 C.F.R. Part 1026.43(c) is included in the loan file transferred to Gateway. Any breach of these requirements shall be deemed to materially and adversely affect the value of the loan and shall require a repurchase of the affected loan.</p> <p>Loans that are not subject to 12 C.F.R. Section 1026.43 will only be purchased if they meet all applicable agency and program guidelines. Any breach of these requirements shall be deemed to materially and adversely affect the value of the loan and shall require a repurchase of the affected loan.</p>
THIRD PARTY ORIGINATIONS “TPOs”	<ul style="list-style-type: none"> ■ Gateway does not purchase loans originated through TPOs. (Client level exceptions may be considered for higher net worth Clients with a TPO program established for at least 3 years; strong TPO controls must be demonstrated. Contact your Sales Manager for consideration.)
UNDERWRITING	<ul style="list-style-type: none"> ■ Must be manually underwritten by Correspondent ONAP approved Direct Underwriter Approval (DUA) Underwriter, or prior approved by ONAP. ■ Clear CAIVRS, LDP and GSA search required on all loans.

Each loan must fully comply with all ONAP Section 184 Indian Home Loan Guarantee Program requirements unless otherwise specifically noted above. http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/homeownership/184

To review HUD's Section 184 guidelines, use the following link: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/ih/homeownership/184/guidelines