

GSFA OpenDoors™ - Conventional

Note: Special Programs may only be originated by trained, approved clients.

<p>PROGRAM DESCRIPTION</p>	<p>GSFA OpenDoors™ Program is designed to increase homeownership opportunities for low-to-moderate income individuals and families in California.</p> <p>DPA Amount:</p> <ul style="list-style-type: none"> Up to 7.00% of the First Mortgage Loan amount. <p>DPA Form:</p> <ul style="list-style-type: none"> DPA is in the form of a Gift and a deferred 30-year term, non-amortizing loan with no monthly payments <p>DPA General Terms:</p> <ul style="list-style-type: none"> Proceeds may be used for down payment and/or closing costs; There must be no cash back to the borrower from the DPA proceeds; Note Rate of Second Mortgage is 0%; Non-amortizing loan with no monthly payments; Second Mortgage is due and payable upon sale, refinance or payoff of the 1st mortgage; No subordination allowed; Lender must conform to federal RESPA and Truth-in-lending laws in disclosing the terms of the Second Mortgage. <ul style="list-style-type: none"> DO NOT REFER TO GATEWAY'S OVERLAY MATRIX for this program
<p>PROGRAM SPONSOR</p>	<ul style="list-style-type: none"> Golden State Finance Authority (GSFA)
<p>SERVICER</p>	<ul style="list-style-type: none"> Gateway Mortgage Group, a division of Gateway First Bank
<p>ELIGIBLE AREA</p>	<ul style="list-style-type: none"> State of California
<p>ADDITIONAL SUBSIDY</p>	<ul style="list-style-type: none"> Freddie Mac eligible loans are eligible for additional assistance: Affordable Subsidy (AIS) as follows: <ul style="list-style-type: none"> Very Low Income Borrowers/Purchasers (VLIP) earning up to and including 50% of the County median income regardless of family size qualify for the Affordable Subsidy of \$2500 Low Income Borrower/Purchasers (LIP) earning greater than 50% up to and including 80% of the parish median income regardless of family size may qualify for the Affordable Subsidy of \$1500 The applicable AIS limits can be found in http://www.gsfahome.org/lender/guide/platinum/GSFA_Affordable_Subsidy_Promo_Terms.pdf This Subsidy should be disclosed separately as an “Affordable Subsidy” in Section L of the Closing Disclosure.

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	<ul style="list-style-type: none"> • These Subsidies are not repayable at any time • Subsidy must be used for down payment and closing costs • Amount of Subsidy is not calculated in the second loan transaction <p>NOTE: <i>It is in the originating Lender's own financial interest to confirm that the Borrower is eligible for these Affordable Subsidies based on the final qualifying income (used for underwriting) as of the loan closing, not from when the loan rate was locked in.</i> If the Borrower were to be found ineligible after the loan closing, the originating lender will not be eligible for reimbursement by Freddie Mac or by the Servicer if applicable</p>
PRODUCT CODES PRODUCT CODES (2ND LOANS)	First Mortgage Product Codes: <ul style="list-style-type: none"> • CF30-FHLMCGSFAOD • CF30-FHLMCGSFAOD80 • CF30-FHLMCGSFAOD50 Second Mortgage Product Codes: <ul style="list-style-type: none"> • CF30-GSFAOD2nd
INTEREST RATES	<ul style="list-style-type: none"> • Loan Rates and Program Assistance options are sent via email form GMG Secondary • 60-day lock • The Reservation Confirmation and DPA Funding Commitment Notice from GSFA must be submitted with the mortgage loan file. Servicer shall not purchase a Mortgage Loan without these documents.
LOAN TYPES	<ul style="list-style-type: none"> • Freddie Mac HFA Advantage
OCCUPANCY	<ul style="list-style-type: none"> • Primary Residence
LOAN PURPOSE	<ul style="list-style-type: none"> • Purchase
ELIGIBLE PROPERTIES	<ul style="list-style-type: none"> • SFR-1 unit • PUDS • Townhouse • Condominiums (Condominiums in litigation are not allowed) • Manufactured homes are not allowed
LTV/CLTV	<ul style="list-style-type: none"> • Up to 97% LTV/105% CLTV
MINIMUM CREDIT SCORE (ALL BORROWERS)	<ul style="list-style-type: none"> • => 620 with LPA approval - DU is not allowed • Each borrower must have a minimum of one credit score • Manual underwrite is not allowed

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ELIGIBLE BORROWERS AND OCCUPANCY	<ul style="list-style-type: none"> No first-time homebuyer requirement Buyers must occupy the property as their primary residence within 60 days of closing Borrowers may have ownership interest in other properties at time of closing – follow agency guidelines
HOMEBUYER EDUCATION	<ul style="list-style-type: none"> Approved homebuyer education/counseling required if all borrowers are first time homebuyers. (Please refer to loan agency for specific requirements.)
MAXIMUM DTI	<ul style="list-style-type: none"> Per LP Accept/Accept approval – DU is not allowed Manual Underwrite is not allowed
MAXIMUM LOAN AMOUNT	<ul style="list-style-type: none"> Conforming loan limits of \$484,350
OTHER ASSISTANCE PROGRAMS	<ul style="list-style-type: none"> Gateway prior approval required Subject to Agency and investor requirements, program may be combined with other down payment sources, including Mortgage Credit Certificates. In all cases, the most conservative guidelines for each program will apply Third Liens not allowed
QUALIFYING INCOME LIMITS	<ul style="list-style-type: none"> Refer to http://www.gsfahome.org/programs/dpa/limits.aspx for applicable income limits by county of property Qualifying Income: <ul style="list-style-type: none"> Follow agency guidelines with respect to allowable income sources and calculation method to be used Use 1003 Qualifying income only May be less than the total actual household income
CO-SIGNERS AND NON-OCCUPANT CO-BORROWERS	<ul style="list-style-type: none"> Not permitted
MORTGAGE INSURANCE	<p>Freddie Mac HFA Advantage coverage levels:</p> <ul style="list-style-type: none"> Greater than 95% up to and including 97% LTV: 18%. Greater than 90% up to and including 95% LTV: 16%. Greater than 85% up to and including 90% LTV: 12%. Greater than 80% up to and including 85% LTV: 6%. Mortgage Insurers acceptable to Gateway, refer to Client Guide, Chapter 1 Borrower paid monthly, split and single premium plans are permitted
SECOND LOAN	<p>Required Second Mortgage Loan Documents include:</p> <ul style="list-style-type: none"> Promissory Note

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<p>DOCUMENTS AND GIFT LETTER</p>	<ul style="list-style-type: none"> ○ Deed of Trust ○ Program Partial Exemption Disclosure • GSFA must serve as the Lender and beneficiary for the Second Note and Security Instrument; • Lender is responsible for recording the Second Mortgage Loan Security Instrument. <p>Program Manager shall publish the 2nd loan documents and Gift Letter on its reservation portal at https://nhfresportal.nhfloan.org/login.aspx on behalf of GSFA.</p> <ul style="list-style-type: none"> • The Reservation Portal may be accessed Monday through Friday between 9:00 AM and 4:00 PM PST/PDT, National Holidays excluded.
<p>GATEWAY LOAN REGISTRATION, CHANGES AND LOCK EXTENSIONS</p>	<ul style="list-style-type: none"> • Loans are locked for 60 days • First Lien Lock: Client must lock the First Lien on our website using the GEMS portal • Second Lien Lock: Gateway's Commitment Desk will lock your Second Lien after Client completes the GSFA Open Doors Registration Form on our website. • Save completed Registration Form in pdf format and upload into GEMS as a stored document under your first lien loan number. Our Commitment Desk will lock uploaded pdf Registration Form. • The First and Second Liens each have a separate loan number and lock confirmation that Client can access in GEMS • Client must contact corrbonds@gatewayloan.com for assistance.
<p>PROGRAM FEES</p>	<p>Fees and Points Lender may charge to Borrower:</p> <ul style="list-style-type: none"> • Origination Fee: up to 2.00% of the First Mortgage. • Discount Points: 0.00% (<i>This Program does not allow Discount Points to be charged to the Borrower</i>) • Fees charged on the DPA Second Loan cannot exceed 1% of the DPA Second Loan amount (recording fees and transfer taxes are not included in the 1% maximum) • Participating Lender may charge customary and reasonable closing costs and fees with full disclosure in accordance with Freddie Mac and federal, state and local laws and regulations. <p>Fees to Servicer from Lender (Servicer nets at purchase):</p> <ul style="list-style-type: none"> • Funding Fee: \$399 • Tax Service Fee: \$78 • Flood Certification: \$10
<p>TRAINING</p>	<ul style="list-style-type: none"> • Training must be completed prior to loan registration, contact your Regional Sales Manager for training