

GSFA OpenDoors™ - Government

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"> FHA/VA/USDA: Up to 6.00% 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; <p>DO NOT REFER TO GATEWAY'S OVERLAY MATRIX for this program</p>		
<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>PRODUCT CODES</p>	<p style="text-align: center;">First Mortgage Product Codes:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><u>Without Adjustment</u></p> <ul style="list-style-type: none"> F30-GSFAOD V30-GSFAOD RD30-GSFAOD </td> <td style="width: 50%; vertical-align: top;"> <p><u>With Adjustment</u></p> <ul style="list-style-type: none"> F30-GSFAOD-LLADJ V30-GSFAOD-LLADJ RD30-GSFAOD-LLADJ </td> </tr> </table> <p style="text-align: center;">Second Mortgage Product Codes:</p> <p style="text-align: center;">CF30-GSFAOD2nd</p>	<p><u>Without Adjustment</u></p> <ul style="list-style-type: none"> F30-GSFAOD V30-GSFAOD RD30-GSFAOD 	<p><u>With Adjustment</u></p> <ul style="list-style-type: none"> F30-GSFAOD-LLADJ V30-GSFAOD-LLADJ RD30-GSFAOD-LLADJ
<p><u>Without Adjustment</u></p> <ul style="list-style-type: none"> F30-GSFAOD V30-GSFAOD RD30-GSFAOD 	<p><u>With Adjustment</u></p> <ul style="list-style-type: none"> F30-GSFAOD-LLADJ V30-GSFAOD-LLADJ RD30-GSFAOD-LLADJ 		
<p>INTEREST RATES</p>	<ul style="list-style-type: none"> Loan Rates and Program Assistance options are sent via email from 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. 		

GSFA OpenDoors™ - Government

LOAN TYPES	<ul style="list-style-type: none"> • FHA: 203(b), 203(b)(2), and 234(c); in accordance with FHA guidelines. <ul style="list-style-type: none"> ○ Cooperative housing (co-op) is not eligible. • VA: In accordance with VA guidelines under 1810 and 181A. • USDA RD: In accordance with USDA guidelines
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 to 4 unit primary residence • PUDs • Townhouse • Condominium (Condominiums in litigation are not allowed) • Manufactured homes not allowed
MINIMUM CREDIT SCORE (ALL BORROWERS)	<ul style="list-style-type: none"> • 600 for all borrowers FHA and VA • 640 for all borrowers USDA • Each borrower must have a minimum of one credit score • FHA and VA loans may be manually underwritten if the credit score is 620 or higher • USDA loans may be manually underwritten if the credit score is 640 or higher <p style="text-align: center;">NOTE: Below 660 credit score Client must use the product code LLDAJ</p>
LTV	<ul style="list-style-type: none"> • Per applicable agency guidelines
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
HOME BUYER EDUCATION	<ul style="list-style-type: none"> • Please refer to loan agency for specific requirements
MAXIMUM DTI	<ul style="list-style-type: none"> • Max DTI = No max with AUS approval or GUS approval for USDA <p>For Manual Underwrite</p> <ul style="list-style-type: none"> • FHA – Max 50% with compensating factors laid out by FHA • VA – Max 43% with compensating factors laid out by VA and residual income exceeds guideline by at least 20% • USDA – Max 44% with compensating factors laid out by GUS <p style="text-align: center;">NOTE: If DTI is greater than 45% Client must use product code LLDAJ</p>

GSFA OpenDoors™ - Government

MAXIMUM LOAN AMOUNT	<ul style="list-style-type: none">• Max loan amounts are \$484,350. VA and USDA loan limits apply• Max loan amounts for FHA are determined by county location.
----------------------------	---

GSFA OpenDoors™ - Government

OTHER ASSISTANCE PROGRAMS	<ul style="list-style-type: none"> • Gateway prior approval is 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 • Not allowed for USDA
QUALIFYING INCOME LIMITS	<ul style="list-style-type: none"> • Follow agency guidelines • 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"> • Allowed on FHA loans only • Not allowed on VA and USDA loans
SECOND LOAN DOCUMENTS AND GIFT LETTER	<p>Required Second Mortgage Loan Documents include:</p> <ul style="list-style-type: none"> ○ Promissory Note ○ Deed of Trust ○ Program Partial Exemption Disclosure ○ Gift Letter <ul style="list-style-type: none"> • GSFA must serve as the Lender and beneficiary for the Second Note and Security Instrument. • Lender is required to reflect GSFA's EIN on HUD's FHA Loan Underwriting and Transmittal Summary in conjunction with secondary financing assistance or gifts to the borrower when the borrower is receiving an FHA First Mortgage. • GSFA's EIN is 68-0322272. • 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://nhresportal.nhfloan.org/login.aspx</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.
GATEWAY LOAN REGISTRATION, CHANGES AND LOCK EXTENSIONS	<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 the following business day 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 corrbonde@gatewayloan.com for assistance.

GSFA OpenDoors™ - Government

<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 the agencies 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