

**Bulletin #181  
May 14, 2020**

To: CHFA Lenders  
From: CHFA Single Family Underwriting  
Subject: COVID-19 Impact Update

In response to the COVID-19 temporary policies implemented by the GSEs i.e. FNMA, FHLMC and FHA; CHFAs Master Servicer, Idaho Housing and Finance Association (IHFA), and the Governor of the State of CT, CHFA has initiated new requirements applicable to mortgage loan originations, processing, underwriting and closing.

This communication will provide clarification of several specific temporary policies announced in CHFA Bulletins #179 and #180 respectively:

**CHFA LOAN CLOSING “BLACKOUT” PERIOD**

- CHFA HFA Preferred™ Program and HFA Advantage® Program committed loans should be closed between the 1<sup>st</sup> and the 15<sup>th</sup> day of each month to maximize the number of days between the closing and the first payment due date.
- If necessary, Lenders may close loans between the 16<sup>th</sup> day of the month thru month end which reduces the time frame available for securitization of the loan.
- In the event a borrower enacts the CARES Act Forbearance provision prior to securitization of the loan, Lenders will be required to pay the GSE LLPA fee of 5% to securitize the loan or repurchase the loan from IHFA if it is not sellable.

**SCHEDULE FOR LOAN DELIVERY TO IHFA**

- The original note and the complete loan package as noted on the applicable checklist must be delivered to IHFA within ten (10) business days of closing.
- If necessary and loans are delivered late, Lenders are advised late deliveries may delay the pooling/securitization of the loan.
- Any late delivery that causes the loan to be in forbearance status or to become delinquent before it can be securitized may be assessed LLPA additional fees or be subject to repurchase if the loan is unsellable to the secondary market. Lender will be responsible for payment of the LLPA fee.

**REMOTE NOTARIZATIONS OF WITNESS SIGNATURES** (Governor’s Executive Order No. 7Q)

- Remote notarization policy certifications will be allowed for documents executed on March 30, 2020 through June 23, 2020.
- A separate certification is required for each person witnessing a document.
- Notarized policy certifications will not be accepted for any documents executed prior to March 30, 2020.

All other temporary policies / procedures announced in CHFA Bulletins #179 and #180 remain unchanged and are in full force and effect.

NOTE: LLPA Assessment is not applicable to CHFA CALP loans that are delivered to AmeriNat.

*All questions regarding this Bulletin should be directed to Valencia Taft-Jackson at (860) 571-4224 or [valencia.taft-jackson@chfa.org](mailto:valencia.taft-jackson@chfa.org) or Carolyn Christensen at (860)571-4270 or [carolyn.christensen@chfa.org](mailto:carolyn.christensen@chfa.org)*