To: CHFA Lenders and Originators  
From: CHFA Single Family Underwriting  
Subject: CHFA Lock/Reservation Policy, Ancillary Fees, Lender Compensation and Bonus

Effective with loan reservations dated on or after January 1, 2022, the following changes will apply to CHFA processes, lock/reservation policies, allowable ancillary fees, and lender compensation:

- The 1% Origination/Point program is suspended until further notice.
  - CHFA will only offer a 0-point lock option.

- Lenders may now charge a total of $1,295 ancillary/origination charge and RETAIN those funds in addition to improved compensation listed below (previously $395 + $395). A total of $1,295 will be the maximum amount allowed to be disclosed in the Origination Box on the LE and CD.

- Lock term shall be 90 days from the date of reservation (aka lock).
  - Up to two 30-day extensions will be available at a cost of 0.25% each.
  - There will no longer be a separate/additional “Commitment Period”.
  - Lender must request extension(s) from CHFA PRIOR to the expiration date – email any existing reservation change to reschanges@chfa.org.
  - If the loan is not delivered/purchased within the lock period (up to 150 days total with extensions), CHFA, AmeriNat, or IHFA are not obligated to purchase the loan.
    - Lender will have the opportunity to deliver the loan with renegotiated terms based upon current market, should current market be higher than locked terms.

- A new reservation/lock will be required in the case of a property change – a change of property address on an existing reservation will not be permitted.

- Increased Lender Compensation (see chart below):

<table>
<thead>
<tr>
<th>Loan Valuation</th>
<th>Service RELEASED</th>
<th>Service RETAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Borrower Pays 0% Points – see above for allowable ancillary fees/origination charge</td>
<td></td>
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<tr>
<td>SRP – Due from CHFA (90 day lock period)</td>
<td>2.00%</td>
<td>1.50%</td>
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<tr>
<td>Bonus for loans delivered and purchased within 75 days of reservation date*</td>
<td>0.50%</td>
<td>0.50%</td>
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*CHFA Lenders and Originators (the “Lenders”) are entitled to an Additional Compensation (the “Bonus”) from CHFA so long as the loans are delivered and purchased by CHFA (service retained) or delivered and purchased by AmeriNat or Idaho Housing and Finance Assoc. (IHFA), as applicable (service released), within 75 days of the reservation date.

All questions regarding this Bulletin should be directed to Lisa Hensley at lisa.hensley@chfa.org or Carolyn Christensen at carolyn.christensen@chfa.org