

Bulletin # 82
March 12, 2015

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: CHFA Loan Servicer Assignments for Approved Conventional Uninsured Loans

On December 31, 2014, CHFA published Bulletin #77 that announced Idaho Housing and Finance Association (IHFA) as the new loan servicer for CHFA government loans, (FHA, VA, USDA); HFA Preferred™ loans (loans with PMI) and conventional uninsured (loans with 20% down payment / no MI).

Loans delivered to IHFA become part of GNMA or FNMA loan pools for securitization. CHFA has been advised that in order to be eligible for inclusion in the FNMA loan pool uninsured loans must be processed in DU under the HFA Preferred™ affordable lending product, and meet the following criteria:

- All uninsured loans must be entered in Desktop Underwriter (DU) under the HFA Preferred™ Product.
- Uninsured loans must receive DU Approve/Eligible Underwriting Findings.
- At least one borrower signing the Note must complete a CHFA approved Homebuyer Education (HBE) class and a copy of the HBE Certificate.
- The loan must meet all other CHFA HFA Preferred™ eligibility criteria and underwriting guidelines for approval.

CHFA uninsured loans **currently in the pipeline** that do not meet the above referenced criteria are not eligible for delivery to IHFA and will receive commitment letters with the following designated loan servicer, i.e.:

- CHFA Service Retained Lenders will be the assigned loan servicer for their uninsured loans in the pipeline and will retain servicing. The loan will be purchased by CHFA and not included in the FNMA pool.
- CHFA Service Released Lender's uninsured loans will be assigned to Bogman, Inc. for servicing. The loans will be purchased by CHFA and will not be included in the FNMA pool.

BEGINNING WITH LOAN RESERVATIONS DATED ON OR AFTER WEDNESDAY, APRIL 1, 2015, ALL CHFA UNINSURED LOANS MUST MEET THE FOLLOWING CRITERIA FOR APPROVAL:

- All uninsured loans must be entered in Desktop Underwriter (DU) under the HFA Preferred™ Product.
- Uninsured loans must receive DU Approve/Eligible Underwriting Findings.
- At least one borrower signing the Note must complete a CHFA approved Homebuyer Education (HBE) class and provide a copy of the HBE Certificate.
- The loan must meet all other CHFA HFA Preferred™ eligibility criteria and underwriting guidelines for approval, (all applicable HFA Preferred fees will apply, including the Adverse Market Fee for FNMA).
- Idaho Housing and Finance Association (IHFA) will be the assigned loan servicer. Loans will be purchased by IHFA and included in the FNMA pool for securitization.

All questions regarding this Bulletin should be directed to Valencia Taft-Jackson at (860) 571-4224 or valencia.taft-jackson@chfa.org or Norbert J. Deslauriers at (860)571-4374 or norbert.deslauriers@chfa.org.