

Home in Five Advantage Program

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Home in Five Advantage Program

- The **Home in Five Advantage Program** was designed by the Maricopa and Phoenix IDAs to support sustainable, long-term homeownership for qualified low and moderate-income buyers within Maricopa county.
- Through the program, homebuyers can obtain **FHA, VA, or Conventional** loan financing through either **Fannie Mae HFA Preferred** or **Freddie Mac HFA Advantage**.
 - [Fannie Mae HFA Preferred](#)
 - [Freddie Mac HFA Advantage® Program](#)
 - [HUD Housing Handbooks](#)
 - [VA Lenders Handbook](#)



Benefits

- No finite source of funding; the program is continuously funded.
- The program is not limited to first-time homebuyers.
- Federal recapture does not apply.
- No purchase price limits (FHA, VA, and GSE loan limits apply).
- No Lender or Seller Affidavits, no worksheets.
- No Underwriter Certificate.
- No Program Administration Fee.
- No caps or restrictions on loan fees; “reasonable and customary.”



Program Success since 2012*



\$196 Billion

Total Down
Payment
Assistance



**\$3.8
Million**

Additional
Assistance

*per Home in
Five



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Program Success since 2012*



25,091
Total Home in
Five
Homebuyers



\$5.1 Billion
Total Home
in Five Loans

*per Home in
Five



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Home in Five Advantage and Partners

- **Lakeview Loan Servicing, LLC is the Master Servicer.**
 - All loans must be locked through and sold to LakeviewCorrespondent.com
- **Since March 2019:**
 - **127** approved lenders
 - **7,900** loans closed, **\$2.2** billion in first loans.
- **Stifel, Nicolaus & Company (Stifel) provides certain administrative functions.**

Unmatched pricing, credit, and underwriting concessions from FHA, VA, and the GSEs.



Program Description

- The **Home in Five Advantage Program** is a partnership program designed to support sustainable, long-term homeownership for qualified buyers by providing the down payment assistance needed to achieve their dreams.
- Eligible borrowers must meet the program income limits (regardless of family size).
 - Additional income limit restrictions may apply depending on the second mortgage product selected.
 - Refer to Home in Five guidelines for current income limits.
 - All stable and verifiable income used for underwriting qualification as reported in the Underwriting Transmittal Summary must be applied against the Program Income Limits.
- No purchase price limits; current Fannie Mae/Freddie Mac conforming loan limit applies.
- Qualified **individuals or families** may obtain a 30-year, fixed-rate loan, with up to **6%** down payment/closing cost assistance.



Program Parameters (All Loans, All Borrowers)

- **Purchases only**, 30-year fixed-rate loans, owner-occupied, primary residence
- **Homebuyer Education:**
 - As a condition for closing a Home In Five loan, all borrowers on the Note (even non-first-time homebuyers) are required to take an 8-hour homebuyer education course through an approved housing counseling agency located in Arizona and get a certificate of completion.
 - See the **Home in Five** website for a list of approved providers.
 - The homebuyer education course may be in-person or online.
 - If a homebuyer takes an online class, they must provide their lender with a co-branded certificate including the local agency's name and/or logo and the online provider's information.



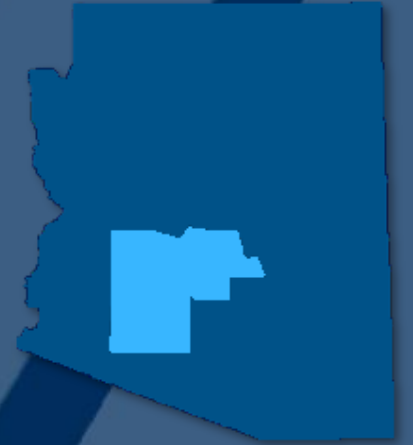
Eligible Property Types

Owner-occupied, 1-unit primary residences including:

- Townhomes
- PUDs
- Condominiums
- Manufactured homes are permitted. See product matrix for complete requirements.

Location

- Property must be within Maricopa county.
 - Borrowers must have a fully executed sale contract before a rate lock can be submitted.



Borrowers and spouses must reside in the U.S. and occupy the property as their primary residence within 60 days of closing.



First Mortgage

- **Eligible First Mortgage Product:** Fixed **30-year term** only, government and conventional options available
- **Purchase of a primary residence only**
- **Minimum FICO: 640**; all borrowers must have a FICO score.
- DTI: lesser of **50%** or AUS approval
- **Underwriting:** AUS; Manual downgrade permitted for FHA with specific requirements
- **Income limits:** Refer to Home in Five guidelines for current income limits. Household income does not apply. AMI limits must be met depending on the product selected.
- **Tax transcripts** are required when tax returns are used to qualify a borrower when a written VOE form is used (standalone), or when employed by family members.
- **Homebuyer Education:** Required for all homebuyers, see product matrix for details
- **Down payment and closing cost assistance of up to 6% of the loan amount**
- Not limited to first-time homebuyers



Program at a Glance – Conventional

- **Eligible First Mortgage Product:** Fixed **30-year term** only. Fannie Mae HFA Preferred or Freddie Mac HFA Advantage
- **Eligible Second Mortgage Product:** 30-year forgivable, 7-year forgivable, 10-year amortizing 2nd (3-year forgivable forthcoming)
- **LTV/CLTV:** **97/105%**
- **Underwriting:** **Approve/Eligible** from DU or **Accept/Eligible** from LPA; manual underwriting and/or non-traditional credit not permitted
- **Can be combined with Down Payment and closing cost assistance**

In the case of conflicting guidelines, lenders must follow the more restrictive guidelines of Home in Five, Fannie Mae, or Freddie Mac (as applicable), Mortgage Insurer, Lender, or Lakeview Loan Servicing, LLC.



First Mortgage Loans – Conventional, continued

Other Key Features of Conventional Loans (Low-income only)

- No delivery fees, no loan level price adjustments
- Mortgage Insurance coverage required
 - Monthly, split, and single MI premiums are permitted.
Note: High-cost triggers and calculations do apply.
- On Conventional loans for borrowers earning **above 80% AMI**, standard MI coverages apply (e.g., 35% for a 95.01–97% LTV).
- Charter MI is available for borrowers earning less than or equal to **80% AMI**

95.01%-97%	18%
90.01-95%	16%
85.01-90%	12%
80.01-85%	6%



Program at a Glance – Government

- **Eligible First Mortgage Product:** Fixed **30-year term** only, VA, FHA (203b, 203k Limited), HUD 184
- **Eligible Second Mortgage Product:** 30-year forgivable, 7-year forgivable, 10-year amortizing
- **LTV:** **96.5%** (FHA), **100%** (VA)
- **CLTV:** per investor guidelines
- **Credit Score:** All borrowers must have a FICO score of no less than **640**
- DTI: Not to exceed 50% subject to a DU or LPA approval
- **Underwriting:**
 - **VA:** AUS only (DU or LPA)
 - **FHA: Approve/Eligible** or **Accept/Eligible**, manual downgrades due to additional information not considered in the AUS decision are permitted subject to a **660 FICO** and a **43%** maximum DTI
 - **HUD 184** – Follow HUD 184 process
- Can be combined with down payment and closing cost assistance

In the case of conflicting guidelines, lenders must follow the more restrictive guidelines of Home in Five, FHA or VA (as applicable), Lender, or Lakeview Loan Servicing, LLC.



Home in Five Advantage

- **Home in Five Advantage Down Payment Assistance (DPA) Guidelines** (*available on the Home in Five website*)
 - Can be paired with either a **conventional** or **government** first mortgage product as defined below.*
 - Due upon sale or refinance
 - **30-year forgivable second mortgage** for **3%**, **4%**, or **5%** of the first mortgage. Conventional loans only
 - Forgives after 30 years. **0%** Interest
 - **7-year forgivable second mortgage** for **3%**, **4%**, **5%**, or **6%** of first mortgage. Conventional, FHA & VA loans only
 - Forgives 1/84th per full month. **0%** Interest
 - **3-year forgivable second mortgage** for **3%**, **4%**, or **5%**, of first mortgage. FHA and VA loans only
 - Forgives **1/36th** per full month. 0% Interest
 - **10-year amortizing second mortgage** for **3%**, **4%**, **5%**, or **6%**, of first mortgage. Conventional, FHA & VA loans only
 - Repaid monthly at a 6% rate
 - The P&I payments must be included in the DTI calculations for qualification purposes.

***See the product matrix for complete details**



DU and LPA for Second Loan

- **Second Loan Representation in DU and LPA**
 - Within **DU**, second loans are entered as a liability and in the **Community Lending** section. Remember to fill out the correct repayment structure for the Community Second as well.
 - Within **LPA**, the second loan information is entered into the **Other New Mortgage Loans on the Property You are Buying or Refinancing** section.
 - If the second loan is a 30-year, 7-year, or 3-year forgivable loan, answer **Yes** to the question: **Is the Affordable Second Payment Deferred?**
 - If the second loan is the 10-year term principal amortization, answer **No** to the question: **Is the Affordable Second Payment Deferred?**



The Process




Home in Five Rate Locks

- All loans must be locked through LakeviewCorrespondent.com.
- Borrowers must have a fully executed sale contract before a rate lock is submitted.
- **Select the 1st loan product code for the corresponding DPA amount of the 2nd loan.**
- When locking the second loan, select the correct second loan product code (shown on the rate sheet) for the corresponding DPA amount, including additional DPA if applicable.
- Lenders should have an **estimate** of qualifying income at rate lock, but any rate concession is based on the final qualifying income.
- Rate locks may be modified or canceled between **9am – 7pm EDT**.
- Lock extensions are permitted subject to an extension fee.
- The lock screen provides first and second loan confirmations for rate lock amount, date, and expiration date. A step-by-step job aid detailing how to register and lock the loan is available under the **Training** tab of the Lakeview Correspondent website.
- For additional assistance on locking a loan, contact Client Services at 85-Lakeview, option 3, or at ClientServices@LakeviewLoans.com.



Sample Rate Sheet



RATE SHEET DATE


60 DAY EXP DATE

2/15/2023

04/16/23

WEBSITE

LOCK DESK PHONE NUMBER/EMAIL



City of Phoenix IDA/Maricopa County IDA HOME IN FIVE Program

FHA Loans (3 Year Forgivable 2nd)

Premium Pricing Only

1st Code	Rate	2nd Code	2nd %
FPX303	7.750%	EPX 303	3.0%
FPX304	NA	EPX 303	4.0%
FPX305	NA	EPX 303	5.0%

For Borrowers up to Program Income Limit

** Requires a 7% GN coupon

VA Loans (3 Year Forgivable 2nd)

Premium Pricing Only

1st Code	Rate	2nd Code	2nd %
VPX303	7.750%	EPX 303	3.0%
VPX304	NA	EPX 303	4.0%
VPX305	NA	EPX 303	5.0%

For Borrowers up to Program Income Limit

AZ PLUS 7.625% Forgivable 3.0%

FNMA/FHLMC (30 Year Forgivable 2nds)

50% Price (Purchased by Lakeview)

1st Code	Rate	2nd Code	2nd %
CPX400	6.375%	EPX 303	0.0%
CPX403	7.750%	EPX 303	3.0%
CPX404	NA	EPX 303	4.0%
CPX405	NA	EPX 303	5.0%

For Borrowers up to 80% AMI

FHA Loans (7 Year Forgivable 2nd)

50% Purchase Price w. ARPA

1st Code	Rate	2nd Code	2nd %
FPX333	7.125%	EPX 310	3.0%
FPX334	7.250%	EPX 310	4.0%
FPX335	7.500%	EPX 310	5.0%
FPX336			6.0%

For Borrowers up to 80% AMI

** Requires a 7% GN coupon

VA Loans (7 Year Forgivable 2nd)

50% Purchase Price w. ARPA

1st Code	Rate	2nd Code	2nd %
VPX333	7.125%	EPX 310	3.0%
VPX334	7.250%	EPX 310	4.0%
VPX335	7.500%	EPX 310	5.0%

For Borrowers up to 80% AMI

FNMA/FHLMC (7 Year Forgivable 2nd)

50% Purchase Price with ARPA

1st Code	Rate	2nd Code	2nd %
CPX473	7.000%	EPX 310	3.0%
CPX474	7.125%	EPX 310	4.0%
CPX475	7.375%	EPX 310	5.0%

For Borrowers up to 80% AMI

FHA Loans (10 Year Amortizing 2nd)

75% Purchase Price (IDA Bond Funded)

1st Code	Rate	2nd Code	2nd %
FPX353	6.625%	EPX 315	3.0%
FPX354	NA	EPX 315	4.0%
FPX355	7.000%	EPX 315	5.0%
FPX356	7.125%	EPX 315	6.0%

For Borrowers up to Program Income Limit

VA Loans (10 Year Amortizing 2nd)

75% Purchase Price (IDA Bond Funded)

1st Code	Rate	2nd Code	2nd %
FPX353	6.625%	EPX 315	3.0%
FPX354	NA	EPX 315	4.0%
FPX355	7.000%	EPX 315	5.0%

For Borrowers up to Program Income Limit

FNMA/FHLMC (10 Year Amortizing 2nd)

75% Purchase Price (IDA Bond Funds)

1st Code	Rate	2nd Code	2nd %
CPX453	6.875%	EPX 315	3.0%
CPX454	NA	EPX 315	4.0%
CPX455	7.000%	EPX 315	5.0%
CPX456	7.125%	EPX 315	6.0%

For Borrowers up to Program Income Limit

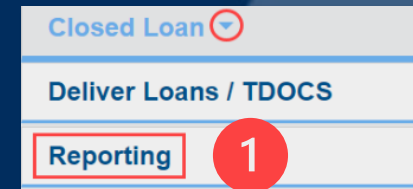
Lakeview's 7 Year Forgivable 2nds will be discontinued



FHA Commitment Letter

The **Legally Enforceable Commitment** Letter (FHA only) is available on the Lakeview portal at the time of loan lock.

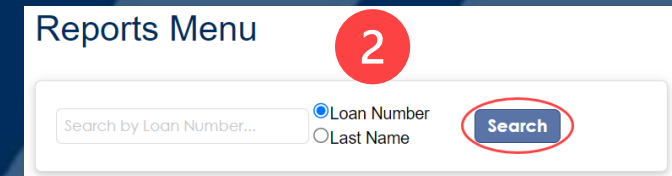
1. To locate the commitment letter, click **Closed Loan** and select **Reporting**.
2. Search for the loan by the Loan Number or the borrower's Last Name.
3. In the loan file, scroll down to the **Loan Images** to view the **Commitment Letter**.



Closed Loan

Deliver Loans / TDOCS

Reporting



Reports Menu

Search by Loan Number...

☒ Loan Number
☐ Last Name

Search



Loan Images Upload files to this loan

File Name	Image Added Date	User Name
0012345678 CommitmentLetter 8080801234567 121212.pdf	8/20/2024 1:12:40 PM	



Second Loans: Lender Responsibilities

Reminders

- Enter the second loan information correctly within the Lakeview system.
- Size the second loan as a percentage of the final first loan amount (includes any financed MI), rounded down to the nearest dollar.
- Advance the second loan funds at the loan closing on behalf of the IDAs for the benefit of the borrower(s).
- There is no cash back from the second loan proceeds. Reduce the amount of assistance or lower the first mortgage amount.
- Utilize the second loan documents provided on the [Home in Five](#) website.
 - Be sure to select the correct loan term from the sets of second loan documents:
 - One for 3-year and 7-year terms
 - One for the 10-year term
 - One for the 30-year term



Second Loan Disclosures, Fees and Originals

Disclosures

- The Lender must disclose the second loan terms on behalf of the IDAs in accordance with CFPB guidelines. Under CFPB's partial disclosure exemption, Lenders may use:
 - The Home in Five RESPA 2nd loan disclosure, or
 - Lender's own TRID 2nd Loan Estimate and 2nd Loan Closing Disclosure

Note: The 10-year amortizing 2nd loan does not qualify for the partial exemption. Lenders must originate a full origination package, including a loan application, 2nd Loan Estimate, Closing Disclosure, etc.

Each Lender should check with their own Compliance Departments to determine when and how the second loan terms should be disclosed to the borrower.

Permitted Fees

- Recording fees, transfer taxes, and any applicable assignment fees are the only permitted second loan fees. Both should be reflected in the second loan disclosures and not in the first loan disclosures.

Original Second Loan Documents

- Original second notes and true certified copy of the second loan deed of trust with recordation stamp should be returned to the originating Lender and then delivered to Lakeview for advance reimbursement.



Second Loan Documents

- 2nd Loan Documents can be found at homein5advantage.com/resources-for-lenders/
- Documents include:
 - Disclosure of 2nd Loan Terms
 - 2nd Promissory Note
 - 2nd Deed of Trust
 - 2nd Loan Closing Instructions

Note: Input the data in the 2nd Loan Data Entry Form and the documents will auto-populate.

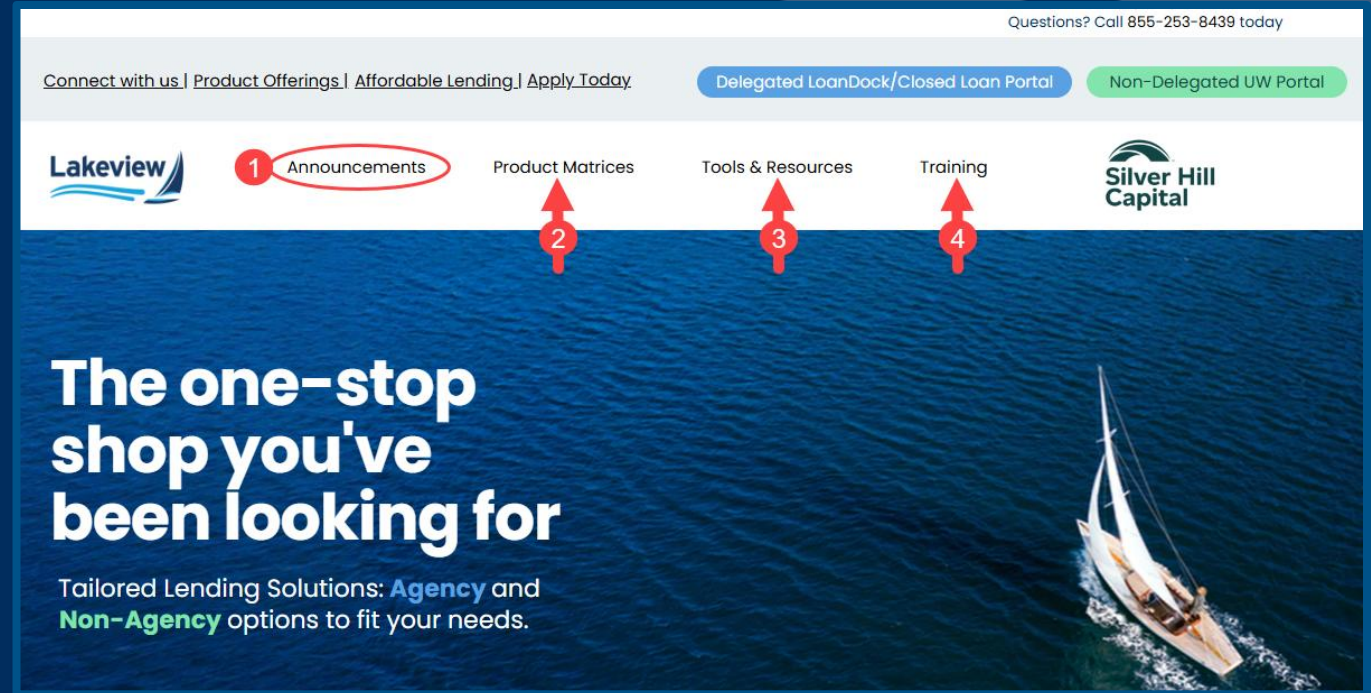
- Be sure to select the correct loan term from the sets of second loan documents:
 - One for 3-year and 7-year terms
 - One for the 10-year term
 - One for the 30-year term



Lakeview Correspondent Website

Here you will find:

1. Announcements
2. Product Matrices
3. Tools & Resources, including Reference Guides, Forms, Calculators, Delivery Checklists, and Turn Times.
4. Training, including a live Training Calendar, Product Training, and Portal/System training.



Questions?

General Program Rollout	Contact your internal Product Implementation Team or your Lakeview Business Development Director.
Disclosures, Forms, or Conditions on Closed Loans	Contact your Lakeview Client Manager.
Pricing	Contact the Lakeview Commitment Desk at 85-Lakeview, option 1.
Program Guidelines or Specific Scenarios	Contact the Lakeview UW Scenario Dept at 85-Lakeview, option 2 or at underwritingquestions@lakeview.com .
Locking or Delivering Loans	Contact Lakeview Client Services at 85-Lakeview, option 3 or at clientservices@lakeview.com .
First Mortgage Payoffs	Contact LoanCare at 1-800-509-0183.



Resources

First Mortgage

- For more information or questions about the First Mortgage please see the applicable product matrix at www.lakeviewcorrespondent.com.

Second Mortgage

- For more information or questions about the Second Mortgage options, including conventional/government product matrices, down payment assistance guidelines, lender agreement, or contact information, refer to www.homein5advantage.com/resources-for-lenders/.



Additional Contacts

Stifel		
Contact	Phone	Email
Marc Paskulin, Managing Director Banking	530.492.3264	paskulinm@stifel.com
Scott Riffle, Managing Director Banking	720.673.3957	riffles@stifel.com
DeDe Cross, Director Banking	720.673.3947	crossde@stifel.com

Home in Five		
Contact	Phone	Email
Mike Santellanes, Deputy CEO	480.482.1060	msantellanes@phoenixida.com
Stephanie Sheard, Administrator	602.834.5226 x3	stephanie@mcida.com

Thank You



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