SERVICE SCHEDULE B-1

Florida Hardest Hit Fund
Unemployment Mortgage Assistance Program
Summary Guidelines

1. Program Overview	The Unemployment Mortgage Assistance Program ("UMAP" or the "Program") focuses on the creation of a sustainable solution to keep Florida unemployed or substantially underemployed homeowners in their current homes by helping those who are struggling to make their current mortgage payments because of hardships sustained since purchasing the home. The Florida Housing Finance Corporation ("Florida Housing") will use HHF funds to pay up to twelve (12) months of the mortgage payments on behalf of a qualified homeowner based on the criteria and requirements of each servicer. HHF funds will be used to pay, directly to the first mortgage loan servicer, the monthly mortgage payment (principal and interest plus any required escrow payments, such as taxes and insurance) required under the first mortgage loan. This will provide a reasonable period of time for homeowners to become re-employed at a salary that is sufficient for them to either resume making full mortgage payments or qualify for a mortgage modification that will lower the payments on the mortgage to an affordable level. Alternatively, borrowers who have suffered a financial hardship due to death, divorce or disability will have a reasonable time to mitigate their hardship sufficient for them to either resume making full mortgage payments or qualify for a mortgage modification that will lower the payments on the mortgage to an affordable level.
2. Program Goals	• Preserving homeownership. • Protecting home values.
3. Target Population/ Areas	To determine geographic targeting for employment-related HHF funding, Florida Housing carried out an analysis of data, relying on data similar to that used by Treasury to allocate funding, to determine the hardest hit areas of the state. Florida Housing evaluated three measures across all sixty-seven Florida counties – housing price decline from peak prices, unemployment rate and seriously delinquent mortgage loans – and then combined ratios for each to create an allocation methodology that will guide how funding is geographically targeted. The majority of the

	HHF funds will be allocated to those counties that were determined to be hardest hit, although there will be funds available to all sixty- seven counties.
4. Program Funds (Excluding Administrative Expenses)	Not applicable. Program Funds may be disbursed under any program included in Schedule B.
5. Borrower Eligibility Criteria	• Borrower must be a legal U.S. citizen or lawful permanent resident. • At least one borrower must be able to document that he or she is unemployed or substantially underemployed and must provide a financial hardship affidavit. A borrower and/or co- borrower who suffers a hardship that has resulted in a loss of income of at least 10% will be considered “substantially underemployed”. Alternatively, an applicant who is able to document a financial hardship due to a qualifying death, divorce or disability will be required to provide a financial hardship affidavit with appropriate documentation as to the cause of their hardship, as specified in the program guidelines. • The maximum borrower(s) income level for participation will be 140% of the Area Median Income (AMI). • The total housing expense (PITIA) must exceed 31% of the total gross income of the borrower(s). • Borrowers who have unencumbered liquid assets or cash reserves (not including retirement or qualified education plans) equal to or exceeding three times the total monthly mortgage payment (including tax and insurance payments) or $5,000, whichever is greater, must first use those assets above such amount towards mortgage payments before being eligible for HHF funds.
6. Property/Loan Eligibility Criteria	• The property must be a single-family home, a condominium unit, a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the borrower, or a two-four family dwelling unit of which one unit is occupied by the mortgagor as his or her principal residence.

	• The property must be the borrower's principal residence, be located in Florida, and not be abandoned, vacant or condemned. • The outstanding principal balance of the first mortgage must be $400,000 or less at the time of application, regardless of number of dwelling units.
7. Program Exclusions	• Applicants who have voluntarily left work without good cause or have been discharged by the employing unit for misconduct connected with his or her work, based on a finding by the Department of Economic Opportunity. • Bankruptcies that have not been discharged or dismissed. • The borrower may not have an ownership interest in more than one property other than his or her primary residence. • The servicer is not required to accept mortgage assistance payments if a notice of trustee/sheriff sale has been recorded and the trustee/sheriff sale is scheduled less than seven days from date the servicer is notified of borrower approval by the HFA.
8. Structure of Assistance	HHF funds under UMAP will be made available to homeowners in the form of a zero-percent interest, non-recourse, forgivable loan. This loan will be evidenced by a note and mortgage in favor of Florida Housing. The HHF loan is forgivable and will be for a period of five and a half (5.5) years. The first 20% of the loan will be forgiven eighteen (18) months after the loan closing. The remainder of the loan will be forgiven 20% per year annually thereafter. If the homeowner sells the home during any part of the loan term, the remaining principal balance will be due to Florida Housing in the event there are sufficient equity proceeds from the sale. If there is not enough equity in the home to repay the entire amount due, Florida Housing will forgive the excess portion or all of the remaining principal balance so as to not create additional hardships on the seller at closing. Any loans repaid will be recycled back into the Program and used to provide assistance to additional

	homeowners for the duration of the Program in accordance with the Agreement.
9. Per Household Assistance	Estimated Median Amount Mortgage Payments - $12,000 Maximum Amount – $24,000 Borrowers who have previously received HHF assistance and were not involuntarily terminated and borrowers who are currently receiving HHF assistance and remain in good standing are eligible for the additional assistance being offered under the changes to the UMAP and MLRP programs, but only to the extent that the total of the HHF assistance received does not exceed the following limits: • UMAP – 12 months or $24,000, whichever comes first • MLRP with UMAP – maximum of $18,000 towards reinstatement • MLRP only – maximum of $25,000 towards reinstatement
10. Duration of Assistance	The homeowner can receive up to twelve (12) months' of monthly mortgage payments from Florida Housing.
11. Estimated Number of Participating Households	Florida Housing anticipates that this strategy will be able to serve approximately 20,000 homeowners in the aggregate between UMAP and MLRP.
12. Program Inception/ Duration	The Program commenced in June 2012. It is anticipated that assistance will be committed through December 31, 2020.
13. Program Interactions with Other Programs (e.g. other HFA programs)	This Program will interact with the Mortgage Loan Reinstatement Program ("MLRP"). Borrowers who qualify for UMAP will have arrearages on their first mortgage reinstated up front in an amount not to exceed $18,000. The maximum amount of combined UMAP and MLRP assistance is $42,000. Maximum combined assistance with all HHF programs is $92,000.
14. Program Interactions with HAMP	HHF funds would be utilized prior to the HAMP forbearance described in Supplemental Directive 10-04. Implementing the Program in this order is the most beneficial to the customer and investor since payments would continue to be made instead of capitalized and no

	late charges or adverse credit reporting would occur. If the borrower has already been through an UP forbearance before applying for this Program, then this Program may follow UP.
15. Program Leverage with Other Financial Resources	Many servicers have in-house mortgage modification products that can be used in conjunction with this Program. Florida Housing will work with servicers to determine how these programs may best be combined. Servicers will not charge administrative fees (e.g., NSF, late charges) in any month where a full contract payment is made. If the loan is reinstated or modified following HFA mortgage assistance, servicers will waive all administrative fees accrued since the beginning of the delinquency.

SERVICE SCHEDULE B-2

Florida Hardest Hit Fund
Mortgage Loan Reinstatement Program
Summary Guidelines

1. Program Overview	The Mortgage Loan Reinstatement Program ("MLRP" or the "Program") focuses on the creation of a sustainable solution to keep Florida homeowners in their current homes by helping those who have fallen behind on their mortgage payments because of financial hardship sustained since purchasing the home as a result of unemployment, substantial underemployment, death, divorce or disability. HHF funds will be used to pay, directly to the first mortgage loan servicer, payments which include items such as principal and interest plus any required escrow payments (such as taxes and insurance), late fees and insufficient fund fees.
2. Program Goals	• Preserving homeownership. • Protecting home values.
3. Target Population/Areas	To determine geographic targeting for HHF funding, the Florida Housing Finance Corporation ("Florida Housing") carried out an analysis of data, relying on data similar to that used by Treasury to allocate funding, to determine the hardest hit areas of the state. Florida Housing evaluated three measures across all sixty-seven Florida counties – housing price decline from peak prices, unemployment rate and seriously delinquent mortgage loans – and then combined ratios for each to create an allocation methodology that will guide how funding is geographically targeted. The majority of the HHF funds will be allocated to those counties that were determined to be hardest hit, although there will be funds available to all sixty-seven counties.
4. Program Funds (Excluding Administrative Expenses)	Not applicable. Program Funds may be disbursed under any program included in Schedule B.
5. Borrower Eligibility Criteria	• Borrower must be a legal U.S. citizen or lawful permanent resident. • At least one borrower must be able to document that he or she is unemployed or substantially underemployed and must provide a financial hardship affidavit. A borrower and/or co-borrower who suffers a hardship that has resulted in a loss of

	income of at least 10% will be considered "substantially underemployed". Alternatively, an applicant who is able to document a financial hardship due to a qualifying death, divorce or disability will be required to provide a financial hardship affidavit with appropriate documentation as to the cause of their hardship, as specified in the program guidelines. • The maximum borrower(s) income level for participation will be 140% of the Area Median Income (AMI). • For MLRP-only applicants, the total housing expense (PITIA) must be less than 31% of the total gross income of the borrower(s) unless the applicant can show that he or she has recovered from the hardship and is no longer "substantially underemployed". • Borrowers who have unencumbered liquid assets or cash reserves (not including retirement or qualified education plans) equal to or exceeding three times the total monthly mortgage payment (including tax and insurance payments) or $5,000, whichever is greater, must first use those assets above such amount towards reinstatement before being eligible for HHF funds.
6. Property/Loan Eligibility Criteria	• The property must be a single-family home, a condominium unit, a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the borrower, or a two-four family dwelling unit of which one unit is occupied by the mortgagor as his or her principal residence. • The property must be the borrower's principal residence, be located in Florida, and not be abandoned, vacant or condemned. • The outstanding principal balance of the first mortgage must be $400,000 or less at the time of application, regardless of number of dwelling units.
7. Program Exclusions	• Applicants who have voluntarily left work without good cause or has been discharged by the employing unit for misconduct connected with his or her work, based on a finding by the Department of Economic Opportunity. • Bankruptcies that have not been discharged or dismissed.

	• The borrower may not have an ownership interest in more than one property other than his or her primary residence. • The servicer is not required to accept mortgage assistance payments if a notice of trustee/sheriff sale has been recorded and the trustee/sheriff sale is scheduled less than seven days from date the servicer is notified of borrower approval by the HFA.
8. Structure of Assistance	HHF funds under the Mortgage Loan Reinstatement Program will be made available to homeowners in the form of a zero-percent interest, non-recourse, forgivable loan. This loan will be evidenced by a note and mortgage in favor of Florida Housing. The HHF loan is forgivable and will be for a period of five and a half (5.5) years. The first 20% of the loan will be forgiven eighteen (18) months after the loan closing. The remainder of the loan will be forgiven 20% per year annually thereafter. If the homeowner sells the home during any part of the loan term, the remaining principal balance will be due to Florida Housing in the event there are sufficient equity proceeds from the sale. If there is not enough equity in the home to repay the entire amount due, Florida Housing will forgive the excess portion or all of the remaining principal balance so as to not create additional hardships on the seller at closing. Any loans repaid will be recycled back into the Program and used to provide assistance to additional homeowners for the duration of the Program in accordance with the Agreement.
9. Per Household Assistance	Estimated Median Amount Mortgage Payments - $9,000 Maximum Amount – $18,000 for those using both UMAP and MLRP; $25,000 for those needing MLRP only. Borrowers who have previously received HHF assistance and were not involuntarily terminated and borrowers who are currently receiving HHF assistance and remain in good standing, are eligible for the additional assistance being offered under the changes to the UMAP and MLRP programs, but only to the extent that the total of the HHF assistance received does not exceed the following limits: • UMAP – 12 months or $24,000, whichever comes first • MLRP with UMAP – maximum of $18,000 towards reinstatement

	• MLRP only – maximum of $25,000 towards reinstatement
10. Duration of Assistance	Assistance is provided as a one-time payment.
11. Estimated Number of Participating Households	Florida Housing anticipates that this strategy will be able to serve approximately 20,000 borrowers in the aggregate between UMAP and MLRP.
12. Program Inception/Duration	The Program commenced in June 2012. It is anticipated that assistance will be committed through December 31, 2020.
13. Program Interactions with Other Programs (e.g. other HFA programs)	This Program will interact with the Unemployment Mortgage Assistance Program ("UMAP"). Borrowers who qualify for UMAP will have arrearages on their first mortgage reinstated up front in an amount not to exceed $18,000. The maximum amount of combined UMAP and MLRP assistance is $42,000. Maximum combined assistance with all HHF programs is $92,000.
14. Program Interactions with HAMP	HHF funds would be utilized prior to the HAMP forbearance described in Supplemental Directive 10-04. Implementing the Program in this order is the most beneficial to the customer and investor since payments would continue to be made instead of capitalized and no late charges or adverse credit reporting would occur. If the borrower has already been through an UP forbearance before applying for this Program, then this Program may follow UP.
15. Program Leverage with Other Financial Resources	Many servicers have in-house mortgage modification products that can be used in conjunction with this Program. Florida Housing will work with servicers to determine how these programs may best be combined. Servicers will not charge administrative fees (e.g., NSF, late charges) in any month where a full contract payment is made. If the loan is reinstated or modified following HFA mortgage assistance, servicers will waive all administrative fees accrued since the beginning of the delinquency.

SERVICE SCHEDULE B-3

Florida Hardest Hit Fund
Modification Enabling Pilot Program (MEP)
Summary Guidelines

1. Program Overview	This Modification Enabling Pilot Program ("MEP") is being administered by the Florida Housing Finance Corporation ("Florida Housing") in partnership with National Community Capital LLC ("NCC") and other eligible entities (together "MEP Program Managers"). Funding under this Program is designed to provide directed assistance to eligible borrowers with the intent to permanently modify and reduce the borrower's primary loan amount to an affordable level to achieve a monthly total housing payment that does not exceed 35% of the borrower's monthly income. Borrowers meeting the eligibility requirements described in Section 5 below may be eligible for MEP assistance. Eligible loan pools under MEP include loans in Florida sold by the Department of Housing and Urban Development ("HUD"), Fannie Mae, and Freddie Mac. Loans are also eligible if serviced by a regulated financial institution that has executed a Servicer Participation Agreement with Florida Housing. The Florida Housing MEP Program Manager agreement will be used to enable and facilitate permanent modifications by advancing a forgivable loan to eligible borrowers in an amount not to exceed $50,000.00 to enable a loan modification to occur immediately. MEP funding may not be used to reduce the principal balance of an eligible borrower's primary mortgage loan below 100% of the current market value of the property. However, the MEP Program may reduce the principal amount of an eligible borrower's mortgage loan below 100% of the property's current market value to achieve a permanently modified mortgage loan as long as the MEP Program Managers fund this reduction with private capital and not MEP funding. As the funding formula for the maximum amount MEP assistance expressly states, a floor of 100% of the property's current market value assures that MEP's assistance is limited to funding principal reduction for eligible borrowers only down to 100% of the property's current market value. The MEP Program may be used to permanently modify and reduce the principal balance of the existing first mortgage loan to the lesser of:

	• A loan amount not greater than 115% but not less than 100% of the current market value of the property (as long as the reduced loan amount results in a monthly total housing payment that does not exceed 35% of the borrower's adjusted gross monthly income); or • A loan amount which results in a monthly total housing payment that does not exceed 35% of the borrower's adjusted gross monthly income. In order to make the mortgage payments affordable to the borrower, a MEP forgivable subordinate mortgage loan of up to $50,000.00 will be made to eligible borrowers to fund a modification of the primary mortgage loan.
2. Program Goals	The central goal of MEP is to help homeowners avoid foreclosure by permanently modifying a borrower's primary mortgage to achieve a monthly total housing payment that does not exceed 35% of the borrower's adjusted gross monthly income.
3. Target Population/Areas	The targeted populations are borrowers with distressed loans that the MEP Program Manager is able to demonstrate it has the delegated authority to modify consistent with the terms of MEP.
4. Program Funds (Excluding Administrative Expenses)	Not applicable. Program Funds may be disbursed under any program included in Schedule B.
5. Borrower Eligibility Criteria	Eligible borrowers under MEP must meet the following criteria: • Must be a legal U.S. Citizen or lawful permanent resident. • Must document adjusted borrower(s) income that does not exceed 140% Area Median Income (AMI). • Must demonstrate an ability to maintain a financial obligation for the home based upon an affordable mortgage with a total monthly housing payment equal to or less than 35% of their gross monthly income. • Must meet the LTV requirements described in this Section. Borrowers with current total primary mortgage debt (which includes customary: corporate advances such as principal and interest, costs related to an initiated foreclosure, escrow advances such as property taxes and insurance payments, and

	excluding late fees and servicing fees, together "Total Primary Mortgage Debt" as further defined in the program guidelines) equal to or greater than 100% of the property's current market value are eligible for MEP assistance if they meet one of the following financial hardships and provide a financial hardship affidavit. Eligible financial hardships include: • Reduced income due to changes in employment • Medical condition(s) • Divorce • Death Borrowers that are unable to document any of these financial hardships may be eligible for MEP assistance if their current UPB is equal to or greater than 115% of the property's current market value.
6. Property/Loan Eligibility Criteria	• Property must be the borrower's principal residence, located in Florida and may not be abandoned, vacant or condemned. • The property must be a single family home, a condominium, a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the mortgagor, or a two-four family dwelling unit of which one unit is occupied by the mortgagor as their principal residence that is owner- occupied with a UPB equal to or less than $400,000.00. • Mortgage must a distressed loan with a Total Primary Mortgage Debt that equals or exceeds the required percentages described in Section 5 above. Market value will be established by a FIRREA-compliant appraisal completed by an appraiser licensed and in good standing under Chapter 475 of the Florida statutes at the time the appraisal is performed or by an interior/exterior Broker's Price Opinion (BPO).
7. Program Exclusions	• Borrowers whose Total Primary Mortgage Debt is less than 100% of the property's current market value. • Borrowers who are in an active Chapter 7 bankruptcy. • Dodd-Frank exclusion for having been convicted of a

	mortgage-related felony in the past ten years.
8. Structure of Assistance	The structure of assistance will be provided as an up-front, forgivable loan to eligible borrowers for up to $50,000.00 depending upon individual circumstances. The note evidencing the mortgage loan will carry the following terms: • Zero-percent (0%) interest, zero-payment loan • Five-year term in favor of Florida Housing with a pro rata 20% forgiveness of the original second mortgage loan amount on each annual anniversary date. The note will be extinguished on the fifth (5th) anniversary date providing the borrower has satisfied all terms of the loan. If a property is sold on or before the end of the five-year term, the loan is "due on sale" and any net proceeds due to Florida Housing after reducing the sales price by: • usual and customary costs of sale and attorney's fees; • taxes and any other payments due to federal, state and local governmental entities; and • satisfaction of the first mortgage loan amount due MEP Program Managers and their successors and assigns. If there are insufficient or no net proceeds available after reducing the sale amount by the above items, all or a portion of the note will be forgiven as not to create additional hardships on the borrower/seller at the time of closing. Any loan proceeds that are returned to the Program will be recycled back into the Program and used to provide assistance to additional homeowners for the duration of the Program in accordance with the Agreement.
9. Per Household Assistance	$50,000.00 is the maximum amount of assistance. $40,000 is the estimated median amount of assistance.
10. Duration of Assistance	MEP assistance will be disbursed in full upon the loan closing for qualified applicants.
11. Estimated Number of Participating Households	It is anticipated that the MEP will assist a minimum of 400 borrowers in avoiding imminent foreclosures.

12. Program Inception/Duration	This Program component will begin in May 2013 and it is projected that assistance will be committed through December 31, 2020.
13. Program Interactions with Other Programs (e.g. other HFA programs)	MEP will interact with Florida Housing's Mortgage Loan Reinstatement Program ("MLRP") and Unemployment Mortgage Assistance Program ("UMAP"). Borrowers may receive assistance from more than one of these programs as long as the total combined assistance does not exceed $92,000.
14. Program Interactions with HAMP	MEP may also be combined or used in conjunction with the HAMP. MEP may be available (in addition to the reduction or elimination of the non-interest bearing forbearance) for a HAMP loan only when the loan has lost its good standing status.
15. Program Leverage with Other Financial Resources	Private capital mortgage debt forgiveness will be used to permanently modify and reduce the borrower's loan amount to an affordable level.

SERVICE SCHEDULE B-4

Florida Hardest Hit Fund
Principal Reduction (PR) Program
Summary Guidelines

1. Program Overview	The Principal Reduction ("PR") Program is designed to assist severely underwater, low-to-moderate income homeowners who have been consistently "current" on their mortgage payments by providing Hardest Hit Funds to reduce the amount of their outstanding principal loan balance to an amount as close to 100% LTV as possible and reduce their monthly mortgage payment. By bringing such a program online in 2013, we will be assisting the homeowners who have stayed in their homes, remained committed to their neighborhoods and honored their obligation to make their mortgage payments. Most strategic defaulters have already abandoned their homes and, as home prices have now mostly stabilized throughout the state, there is less of a danger that home values will decline further after Hardest Hit Funds are made available to the homeowners.
2. Program Goals	The goal of PR is to assist severely underwater homeowners who have been honoring their promise to make their mortgage payments by reducing the amount of the unpaid principal balance on their first mortgage to an amount that is in line with the current value of the property, subject to program limits. In addition, the program will also further assist these homeowners by recasting or refinancing their loan and thus reducing their monthly mortgage payment.
3. Target Population/Areas	Low-to-moderate income borrowers who are severely underwater ($\geq$115% LTV) and who have been "current" on their first mortgage payments for the past two years.
4. Program Funds (Excluding Administrative Expenses)	Not applicable. Program Funds may be disbursed under any program included in Schedule B.
5. Borrower Eligibility Criteria	Eligible borrowers under PR must meet the following criteria: • Must be a legal U.S. Citizen or lawful permanent resident. • Must document adjusted borrower(s) income that does not exceed 140% Area Median Income ("AMI").

	• Must have an Unpaid Principal Balance ("UPB") on their first mortgage loan that does not exceed $350,000. • Must have a pre-assistance Loan-to-Value ("LTV") ratio of 115% or greater. • Must show that they have remained "current" on their payments on their first mortgage loan, meaning that they cannot have been 60 days or more late on their payments within the last two years.
6. Property/Loan Eligibility Criteria	• Property must be the borrower's principal residence, located in Florida and may not be abandoned, vacant or condemned. • The property must be a single family home, a condominium, a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the mortgagor, or a two-four family dwelling unit of which one unit is occupied by the mortgagor as their principal residence. • The homeowner must have acquired the property prior to January 1, 2010. • The servicer must agree to recast the borrower's first mortgage loan unless such loan is in a GNMA security (i.e. is an FHA, VA or USDA-RD loan). For GNMA-secured loans, the borrower is required to refinance the loan within 180 days from the date that the principal reduction payment is made on their behalf. • The borrower's first mortgage loan must be with a regulated financial institution.
7. Program Exclusions	• Borrowers who have a subordinate lien that is in foreclosure. • Borrowers with bankruptcies that have not been discharged or dismissed. • Dodd-Frank exclusion for having been convicted of a mortgage-related felony in the past ten years.
8. Structure of Assistance	The structure of assistance will be provided as an up-front, forgivable loan to eligible borrowers for up to $50,000.00. The note evidencing this mortgage loan will carry the following terms: • Zero-percent (0%) interest, zero-payment loan;

	• Five-year term with a pro rata 20% forgiveness of the original mortgage loan amount on each annual anniversary date. The note will be forgiven on the fifth (5th) anniversary date providing the borrower has satisfied all terms of the loan. Exception: for GNMA-secured loans, if the borrower fails to refinance the loan within 180 days from the date that the principal reduction payment is made on their behalf, then the loan will only be forgiven 100% at the end of the fifth year (no incremental forgiveness). If a property is sold on or before the end of the five-year term, the loan is "due on sale" and any net proceeds are due to satisfy the amount of the loan that has not been forgiven. If there are insufficient or no net proceeds available, all or a portion of the note will be forgiven as not to create additional hardships on the borrower/seller at the time of closing. Any loan proceeds that are returned to the Program would be recycled back into the Program and used to provide assistance to additional homeowners for the duration of the Program in accordance with the Agreement.
9. Per Household Assistance	Up to $50,000.00 or the amount necessary to reduce the UPB on the first mortgage loan to 100% LTV, whichever is less. If the borrower has received HHF assistance under any other HHF program, the maximum amount of all assistance may not exceed $92,000. The minimum amount of assistance needed must equal or exceed $5,000.
10. Duration of Assistance	PR assistance will be disbursed in full to the borrower's servicer upon loan closing and agreement of the servicer to accept the PR funds.
11. Estimated Number of Participating Households	It is anticipated that the PR Program will assist approximately 6,600 borrowers.
12. Program Inception/Duration	The PR Program will begin in August 2013 and it is projected that assistance will be committed through December 31, 2020.
13. Program Interactions with Other Programs (e.g. other HFA programs)	The PR Program will most likely not interact with Florida's other current HHF programs. If the borrower has received HHF assistance under any other HHF Program, the maximum amount of all assistance may not exceed $92,000.

14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	Servicers will be required to recast a borrower's first mortgage loan, except if the loan is in a GNMA security (i.e. FHA, VA or USDA-RD loans). Borrowers with GNMA-secured loans will be required to execute a streamline (or equivalent) refinance to receive the benefit of incremental forgiveness of the HHF loan. Both the recast and the refinance will result in a lower monthly mortgage payment for the borrower.

SERVICE SCHEDULE B-5

Florida Hardest Hit Fund
Elderly Mortgage Assistance Program (Elmore)
Summary Guidelines

1. Program Overview	The Elderly Mortgage Assistance Program ("Elmore") is designed to assist senior homeowners in Florida who are facing foreclosure due to the inability to pay their property taxes, homeowners' insurance and homeowners' and/or condo association dues ("Property Charges") now that the senior homeowners have been paid all the equity that they were due under the terms of their Home Equity Conversion Mortgage (HECM), as well as other types of "Reverse Mortgages". The Florida Housing Finance Corporation ("Florida Housing") will use HHF funds to provide an up-front, forgivable loan to eligible borrowers to be used to (i) repay the amounts advanced on their behalf by their mortgage loan servicer, including Property Charges and (ii) pay the anticipated amount of upcoming Property Charges for a set period of time or until they recover from the hardship.
2. Program Goals	The goal of the Elmore Program is to help senior homeowners remain in their homes.
3. Target Population/Areas	Low-to-moderate income senior Reverse Mortgage borrowers who have suffered a hardship that has resulted in the inability to repay the amounts advanced on their behalf by their mortgage loan servicer for the payment of Property Charges.
4. Program Funds (Excluding Administrative Expenses)	Not applicable. Program Funds may be disbursed under any program included in Schedule B.
5. Borrower Eligibility Criteria	Eligible borrowers under Elmore must meet the following criteria: • Must be a legal U.S. Citizen or lawful permanent resident. • Must document adjusted borrower(s) income that does not exceed 140% Area Median Income ("AMI"). • Must have suffered a hardship that has resulted in the inability to repay the amounts advanced on their behalf by their mortgage loan servicer for the payment of Property

	Charges. Such hardships may include: ○ Medical expenses; ○ Home repairs for systems or appliances or due to a natural disaster (fire, hurricane, etc.); ○ Reduction in household income; ○ Unemployment or underemployment; ○ Divorce; ○ Disability and the resulting expenses for specialized equipment, care or retrofitting for the home; and ○ Victimization by burglary, fraud or financial exploitation. • Must show a reasonable likelihood of recovering from the hardship so as to afford the Property Charges on an ongoing basis using methods of analysis specified in the program guidelines.
6. Property/Loan Eligibility Criteria	• Property must be the borrower's principal residence, located in Florida and may not be abandoned, vacant or condemned. • The property must be currently subject to a reverse mortgage. • The borrower's Reverse Mortgage must be serviced by a HUD-approved HECM servicer or a regulated financial institution.
7. Program Exclusions	• Borrowers who have a subordinate lien that is in foreclosure. • Borrowers with bankruptcies that have not been discharged or dismissed. • Dodd-Frank exclusion for having been convicted of a mortgage-related felony in the past ten years.
8. Structure of Assistance	The structure of assistance will be provided as an up-front, forgivable loan to eligible borrowers for up to $50,000 depending upon individual circumstances. The note evidencing the subordinate mortgage loan will carry the

	following terms: • Zero-percent (0%) interest, zero-payment loan; • Two-year term with a pro rata 50% forgiveness of the original mortgage loan amount on each annual anniversary date. The note will be forgiven on the second (2nd) anniversary date providing the borrower has satisfied all terms of the loan. If a property is sold on or before the end of the two-year term, the loan is "due on sale" and any net proceeds are due to satisfy the amount of the loan that has not been forgiven. If there are insufficient or no net proceeds available, all or a portion of the note will be forgiven so as not to create additional hardships on the borrower/seller at the time of closing. Any loan proceeds that are returned to the Program would be recycled back into the Program and used to provide assistance to additional homeowners for the duration of the Program in accordance with the Agreement.
9. Per Household Assistance	The lesser of $50,000 or the amount necessary to (i) repay the amounts advanced on the borrower's behalf by its mortgage loan servicer, including Property Charges and (ii) pay anticipated Property Charges for up to twelve (12) months or until recovery from the hardship. If the borrower has received HHF assistance under any other HHF program, the maximum amount of all assistance may not exceed $92,000.
10. Duration of Assistance	Assistance will be disbursed in full to the borrower's servicer upon loan closing and agreement of the servicer to accept the HHF funds.
11. Estimated Number of Participating Households	It is anticipated that the Elmore Program will assist Approximately 2,300 senior borrowers in Florida who are delinquent under the terms of their reverse mortgage.
12. Program Inception/Duration	The Elmore Program will begin in October 2013 and it is projected that assistance will be committed through December 31, 2020.
13. Program Interactions with Other Programs (e.g. other HFA programs)	The Elmore Program will most likely not interact with Florida's other current HHF programs. Elmore does interact with the U.S. Department of Housing and Urban Development's (HUD) Home Equity Conversion Mortgage (HECM) Program and will provide funding to eligible Non-

	Borrowing Spouses as detailed in HUD Mortgagee Letter 2014-07 and any subsequent Mortgagee Letters or amendments
14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	FHFC is partnering with the Florida Department of Elder Affairs, local Area Agencies on Aging, Fannie Mae, the National Council on Aging, and others to coordinate the reinstatement that is being done through the Elmore Program with other available resources. Specifically, senior homeowners will be screened for eligibility for other assistance, such as assistance with the costs of food and medicine, to free up income that may be used towards future property tax and homeowners’ insurance bills. This “benefits check-up” will show whether there is a reasonable likelihood that the senior homeowners will be able to afford their Property Charges on an ongoing basis.

SERVICE SCHEDULE B-6

Florida Hardest Hit Fund
Down Payment Assistance Program
Summary Guidelines

1. Program Overview	The Down Payment Assistance ("DPA") Program will provide an incentive to qualified homebuyers to purchase a primary residence in targeted areas in Florida. Providing incentives to qualified homebuyers in housing markets that have been hardest hit by serious delinquency, negative equity, distressed sales, and foreclosures will strengthen demand in those areas, stabilize housing prices and prevent future foreclosures. This Program will initially be offered as a pilot that includes five Florida counties.
2. Program Goals	The goal of the DPA Program is to help homeowners avoid foreclosure by assisting in the stabilization of housing prices in targeted areas. Florida will identify meaningful indicators that will enable them to track and quantify the DPA Program's impact in the targeted areas.
3. Target Population/Areas	Targeted areas will be identified in the DPA Program Guide and consist of the following counties: Duval, Hillsborough, Orange, Brevard, Volusia, Clay, Osceola, Pinellas, Polk, St. Lucie and Pasco ("Targeted Area"). For the Targeted Area, Florida Housing evaluated five housing market distress indicators across all sixty-seven Florida counties— seriously delinquent mortgage loans, negative equity, short sales, REO sales, and foreclosures—as well as loan origination volume. Targeted counties exceed the statewide rate in at least four out of the five distressed housing market indicators, and a minimum threshold origination volume was achieved in these counties.
4. Program Funds (Excluding Administrative Expenses)	Not applicable. Program Funds may be disbursed under any program included in Schedule B.
5. Borrower Eligibility Criteria	Eligible borrowers must qualify for and meet all requirements of a Florida HFA Homebuyer Loan Program first mortgage loan originated through a participating lender. Allowable first mortgage loans are 30-year, fixed-rate loans from the Federal Housing Administration (FHA), Veterans Administration

	(VA), U.S. Department of Agriculture – Rural Development (RD), Fannie Mae and Freddie Mac. Eligible borrowers must also meet the following criteria: • Must meet income limits that do not exceed 140% of the Area Median Income ("AMI"), as specified in the DPA Program Guide. • Borrowers must be First-Time Homebuyers. For purposes of the DPA Program, a First-Time Homebuyer is someone who has not had an ownership interest in their primary residence in the past three years, unless qualifying under a Veteran's Exception or purchasing a home in a Federally Designated Targeted Area as specified in the DPA Program Guide. • First-Time Homebuyers, unless qualifying under a Veteran's Exception or those who are exempt by purchasing a home in a Federally Designated Targeted Area as specified in the DPA Program Guide, must complete a DPA Program-approved pre-purchase homebuyer education course. • Borrowers must be a legal U.S. citizen or lawful permanent resident or otherwise meet the applicable Agency (FHA, VA, USDA-RD) or GSE (Fannie Mae or Freddie Mac) requirements. • Borrowers must be able to provide a Dodd-Frank affidavit as specified in the DPA Program Guide. • Borrowers must be credit-worthy and meet minimum FICO scores and maximum debt-to-income (DTI) ratios as specified in the DPA Program Guide.
6. Property/Loan Eligibility Criteria	• The property must be a single-family home, a condominium unit, a townhome, a manufactured or mobile home on foundation permanently affixed to real estate owned by the borrower, or a two-four family dwelling unit of which one unit is to be occupied by the mortgagor as his or her principal residence. • Must be the borrower's primary residence. • Property must be located in a Targeted Area. • Property must meet Florida HFA Homebuyer Loan Program purchase price limits as specified in the DPA

	Program Guide. • Meet all applicable Agency (FHA, VA, USDA-RD) or GSE (Fannie Mae & Freddie Mac) underwriting guidelines.
7. Program Exclusions	• Borrowers, properties and loans not meeting DPA Program eligibility requirements as specified in the DPA Program Guide or Agency/GSE underwriting criteria. • Dodd-Frank exclusion for having been convicted of a mortgage-related felony in the past ten years.
8. Structure of Assistance	Down payment assistance, including reasonable and customary closing costs, will be made available to homeowners in the form of a zero-percent (0%) interest, non-recourse, forgivable second mortgage loan with a five-year term. This loan will be evidenced by a note and mortgage in favor of Florida Housing. The second mortgage will be forgivable at the rate of 20% per year over the five year term of the loan. Florida Housing reserves the right to resubordinate the second mortgage as further detailed in the DPA Program Guide. If the borrower sells the home during any part of the loan term, the remaining principal balance will be due to Florida Housing in the event there are sufficient equity proceeds from the sale. If there is not enough equity in the home to repay the entire amount due, Florida Housing will forgive the excess portion or all of the remaining principal balance. Any loans repaid will be recycled back into the Program and used to provide assistance to additional homeowners for the duration of the Program in accordance with the Agreement.
9. Per Household Assistance	$15,000
10. Duration of Assistance	DPA Program funds will be used to reimburse participating lenders who table fund the loan at closing once it is determined that all DPA Program requirements have been met.
11. Estimated Number of Participating Households	It is anticipated that the DPA Program will assist approximately 19,500 borrowers.
12. Program	The DPA Program will begin in 2015 and it is projected that

Inception/Duration	assistance will be committed through 2020.
13. Program Interactions with Other Programs (e.g. other HFA programs)	The DPA Program will take advantage of an existing infrastructure of participating lenders who are already actively originating both first mortgage and down payment assistance loans as part of Florida's current HFA Homebuyer Loan Programs. If the borrower has received HHF assistance under any other HHF program, the maximum amount of all assistance may not exceed $92,000.
14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	Florida HFA Homebuyer Loan Programs often use tax-exempt bonds as a source of funding for the accompanying first mortgage loans. In addition, funds may be leveraged by our lenders using additional subsidy programs such as State Housing Initiative Partnership (SHIP) Funds, Federal Home Loan Bank down payment assistance, Neighborhood Stabilization Program (NSP) Funds or HOME funds.

SCHEDULE C

PERMITTED EXPENSES

	Florida
One-time / Start-Up Expenses:	
Initial Personnel	$0.00
Building, Equipment, Technology	$1,600.35
Professional Services	$19,782.00
Supplies / Miscellaneous	$211.77
Marketing /Communications	$15,364.88
Travel	$18,074.66
Website development /Translation	$141,369.65
Contingency	$0.00
Subtotal	**$196,403.31**
Operating / Administrative Expenses:	
Salaries	$25,202,000.00
Professional Services (Legal, Compliance, Audit, Monitoring)	$2,881,000.00
Travel	$382,000.00
Buildings, Leases & Equipment	$1,638,000.00
Information Technology & Communications	$10,799,000.00
Office Supplies/Postage and Delivery/Subscriptions	$569,000.00
Risk Management/ Insurance	$278,000.00
Training	$1,040,000.00
Marketing/PR	$355,000.00
Miscellaneous	$2,003,000.00
Subtotal	**$45,147,000.00**
Transaction Related Expenses:	
Recording Fees	$1,914,000.00
Wire Transfer Fees	$254,000.00
Counseling Expenses	
File Intake	$0.00
Decision Costs	$29,619,000.00
Successful File	$3,692,000.00
Key Business Partners On-Going	$11,851,000.00
Subtotal	**$47,330,000.00**
Grand Total	**$92,673,403.31**
% of Total Award	**8.15%**
Award Amount	**$1,136,616,680**