

SERVICE SCHEDULE B-1

Georgia Housing Finance Authority

Mortgage Payment Assistance (MPA)

Summary Guidelines

<p>1. Program Overview</p>	<p>The Georgia Housing and Finance Authority (GHFA) Mortgage Payment Assistance (MPA) program will provide loans to unemployed and substantially underemployed homeowners to help them remain in their homes and prevent avoidable foreclosures despite loss of income due to involuntary job loss. Loan proceeds will be used to pay mortgage payments (PITIA) while the homeowner seeks employment or completes training for a new career. Full payments will be remitted to the homeowners’ servicer each month. Homeowners may pay an affordable portion of the mortgage payment directly to GHFA. The MPA program is limited to once per household.</p>
<p>2. Program Goals</p>	<p>The goal is to provide assistance to 8,450 homeowners to prevent foreclosures. Mortgage Payment Assistance (MPA) will be provided as follows:</p> <p><u>Mortgage Payment Assistance</u></p> <p>Up to 24 monthly mortgage payments on first and closed-end second mortgages to assist unemployed or substantially underemployed homeowners while they seek employment or complete training for a new career.</p> <p>Homeowners who are enrolled in an eligible educational institution and making satisfactory academic progress toward a degree prior to the end of such 24-month period may be eligible for an additional 12 months of assistance (“Education Extension”). If homeowner ceases to participate in the education program after 24 months, benefits would end at that time.</p> <p><u>Reinstatement Assistance</u></p> <p>Up to 15 months of the 24 MPA payments plus eligible lender fees may be used for the reinstatement of delinquent first and closed-end second mortgages.</p>

3. Target Population/Areas	<p>Homeowners who are or were unemployed or substantially underemployed and suffered a substantial loss of income, causing the mortgage to become delinquent or be in imminent default.</p> <p>This Program will be available in all Georgia counties.</p>
4. Program Funds (Excluding Administrative Expenses)	<p>Not applicable. Program Funds may be disbursed under any program included in Schedule B.</p>

5. Borrower Eligibility Criteria	<p>Homeowners who, through no fault of their own, are or were unemployed or substantially underemployed and are at risk of foreclosure, but with temporary assistance are likely to be successful in retaining their homes. Homeowners will be required to provide a financial hardship affidavit with appropriate documentation on the cause of their hardship. For most homeowners, this will be documentation from the Georgia Department of Labor confirming a job loss and receipt of unemployment benefits.</p> <p>Underwriting Criteria:</p> <ul style="list-style-type: none"> • Homeowner became unemployed through no fault of his/her own: <ul style="list-style-type: none"> ○ To qualify as underemployed, a homeowner must show a minimum 25% reduction in household income. ○ To qualify as underemployed for self-employed, a homeowner must show that gross receipts for their business have been reduced by a minimum of 30%; • Must not be more than 12 months past due at time of application; • Satisfactory mortgage payment history prior to the job loss/income loss; • Monthly mortgage payments (PITIA) are greater than 25% of household income after job/income loss; • Hardship must have occurred in the last four calendar years; • Total Unpaid Principal Balance less than or equal to the current GSE conforming amount; • Property must be owner occupied as homeowner's principal residence; • Homeowner must be a legal resident of the United States; • Applicant must be the owner of subject property; • To qualify for the Education Extension homeowner must be enrolled in an eligible educational institution and making satisfactory academic progress toward a degree prior to the end
---	---

	<p>of their initial 24 months of assistance. Such homeowners must remain enrolled in order to continue to receive Education Extension assistance; and</p> <ul style="list-style-type: none"> • Additional underwriting criteria apply per program guidelines.
6. Property / Loan Eligibility Criteria	<p>Existing single-family homes or condominiums (attached or detached) including manufactured homes (permanently affixed to a foundation on real estate owned by the borrower and taxed as real property).</p> <p>Owner-occupied, primary residences located in Georgia, with total unpaid principal balance of all mortgages on subject property less than or equal to the current GSE conforming amount.</p> <p>Mortgage must be held by a Lender or Servicer licensed in the state of Georgia or exempt from licensing due to federal regulatory oversight.</p>
7. Program Exclusions	<p>Mortgages with:</p> <ul style="list-style-type: none"> • Total Unpaid Principal Balances (all mortgages on property) greater than the current GSE conforming amount. • Total monthly payments (PITIA) less than 25% of current income. <p>Manufactured homes that are not considered real property.</p> <p>Open ended second mortgages.</p> <p>Second homes and investment property; charged off mortgage liens; homes titled in trusts.</p> <p>Homeowners who are non-legal U.S. residents or in active bankruptcy.</p>
8. Structure of Assistance	<p>No (0%) interest, non-recourse, deferred-payment, forgivable, subordinate loan. Twenty percent (20%) of the loan balance will be forgiven each year on the anniversary of the final monthly assistance payment.</p> <p>The loan will only be repaid if the borrower sells or refinances the property before the forgiveness period expires, and there are equity proceeds available to pay towards the portion of the loan that has not yet been forgiven. If the property is sold and does not generate</p>

	<p>proceeds sufficient to repay the entire note, the portion of the note remaining unpaid after the proceeds are applied will be forgiven.</p> <p>The loan will be in the form of a subordinate mortgage evidenced by a promissory note and secured by a deed on the property. Borrowers will be required to sign and acknowledge the program guidelines via written agreement.</p> <p>Any funds returned according to established program guidelines will be recaptured and used to assist additional homeowners in accordance with the Agreement.</p>
9. Per Household Assistance	<p>The maximum household assistance amount is up to 36 times the monthly PITIA for first and closed-end second mortgages, plus eligible lender fees (e.g. Corporate and Escrow Advances).</p> <p>GHFA expects the average loan amount will be \$22,164.</p>
10. Duration of Assistance	<p>The Duration of Assistance for eligible borrowers under the program will be no more than 36 months including those borrowers who are currently receiving assistance.</p> <p>Borrowers may continue to receive assistance for up to 2 months after reemployment (not to exceed 36 months in total.)</p>
11. Estimated Number of Participating Households	<p>8,450 homeowners.</p> <p>Estimated number served based on an average loan amount of \$22,164.</p>
12. Program Inception / Duration	<p>Program rollout was April 1, 2011 and is expected to last through December 31, 2020 or until all funds are exhausted.</p>
13. Program Interactions with Other HFA Programs	<p>None.</p>
14. Program Interactions with HAMP	<p>The MPA program will provide assistance to eligible unemployed or substantially underemployed homeowners first, and then the servicer would follow with any eligible programs offered by the investor, servicer, or GSE.</p> <p>Borrowers can receive HAMP assistance prior to or after receiving Hardest Hit Fund assistance. For example, a borrower can receive UP assistance for 3-6 months and then receive MPA Assistance. GHFA</p>

	<p>will agree to subordinate all assistance loans for borrowers who refinance their mortgage(s) to receive more favorable loan terms.</p> <p>To the maximum extent possible, GHFA will coordinate with eligible homeowners' servicers to assist them in obtaining a loan modification from HAMP, if needed after program completion.</p>
--	--

<p>15. Program Leverage with Other Financial Resources</p>	<p>The program will strongly encourage servicers to waive late fees and any other non-3rd party expenses.</p>
---	---

SERVICE SCHEDULE B-2

Georgia Housing Finance Authority

Mortgage Reinstatement Assistance

Summary Guidelines

1. Program Overview	<p>The Georgia Housing and Finance Authority (GHFA) Mortgage Reinstatement Assistance program will provide loans to homeowners who became delinquent on their mortgage due to an involuntary reduction of income or a catastrophic medical hardship. The loan proceeds will be used to reinstate the mortgage to help prevent foreclosure.</p> <p>Reinstatement assistance is limited to once per household.</p>
2. Program Goals	<p>The goal is to provide assistance to 1,000 homeowners to prevent foreclosures.</p> <p><u>Reinstatement Assistance</u></p> <p>Reinstatement Assistance will cover past due payments on first and closed-end second mortgage loans that occurred as a result of an eligible hardship.</p> <p>Program will help homeowners who have income to resume mortgage payments but need help to bring their mortgage current.</p>
3. Target Population/Areas	<p>Homeowners who suffered an involuntary loss or reduction in income due to an eligible hardship and are able to resume mortgage payments.</p> <p>This Program will be available in all Georgia counties.</p>
4. Program Funds (Excluding Administrative Expenses)	<p>Not applicable. Program Funds may be disbursed under any program included in Schedule B.</p>

<p>5. Borrower Eligibility Criteria</p>	<p>Homeowners will be required to provide a financial hardship affidavit with appropriate documentation on the cause of their hardship per program guidelines.</p> <p>Underwriting Criteria:</p> <ul style="list-style-type: none"> • Hardship resulted due to an involuntary loss or reduction in income of 10% or greater; • Hardship must have occurred in 2008 or later ; • Total unpaid principal balance less than or equal to current GSE conforming amount; • Property must be owner occupied as homeowner’s principal residence; • Homeowner must be a legal resident of the United States; • Applicant must be the owner of subject property; • Homeowner is now able to meet mortgage payment requirements as outlined in program underwriting guidelines or per Lender/Servicer guidelines; • Mortgage delinquency cannot exceed the amount of assistance; and • • Additional underwriting criteria apply per program guidelines.
<p>6. Property / Loan Eligibility Criteria</p>	<p>Existing single-family homes or condominiums (attached or detached) including manufactured homes (permanently affixed to a foundation on real estate owned by the borrower and taxed as real property).</p> <p>Owner-occupied, primary residences located in Georgia, with total unpaid principal balance of all mortgages on subject property less than or equal to the current GSE conforming amount.</p> <p>Mortgage must be held by a Lender or Servicer licensed in the state of Georgia or exempt from state licensing due to federal regulatory oversight.</p>
<p>7. Program Exclusions</p>	<p>Mortgages with total unpaid principal balances (all mortgages on property) greater than the current GSE conforming amount.</p>

	<p>Open-ended second mortgages.</p> <p>Manufactured homes that are not considered real property.</p> <p>Second homes and investment property; charged off mortgage liens; homes titled in trust.</p> <p>Homeowners who are non-legal U.S. residents or are in active bankruptcy.</p>
8. Structure of Assistance	<p>No (0%) interest, non-recourse, deferred-payment, forgivable, subordinate loan. Twenty percent (20%) of the loan balance will be forgiven each year on the anniversary of the final assistance payment.</p> <p>The loan will only be repaid if the borrower sells or refinances the property before the forgiveness period expires, and there are equity proceeds available to pay towards the portion of the loan that has not yet been forgiven. If the property is sold and does not generate proceeds sufficient to repay the entire note, the portion of the note remaining unpaid after the proceeds are applied will be forgiven.</p> <p>The loan will be in the form of a subordinate mortgage evidenced by a promissory note and secured by a deed on the property. Borrowers will be required to sign and acknowledge the program guidelines via written agreement.</p> <p>Any funds returned according to established program guidelines will be recaptured and used to assist additional homeowners in accordance with the Agreement.</p>
9. Per Household Assistance	<p>The maximum household reinstatement assistance is up to: \$50,000 including eligible lender fees (e.g. Corporate and Escrow Advances).</p> <p>GHFA expects the average loan amount will be \$12,000.</p>
10. Duration of Assistance	<p>Assistance ends after the payment to the lender/servicer.</p>

11. Estimated Number of Participating Households	1,000 homeowners. Estimated number served based on an average loan amount of \$ 12,000
---	---

12. Program Inception / Duration	Program rollout was February 1, 2014 and will last until December 31, 2020 or until all funds are exhausted.
---	--

13. Program Interactions with Other HFA Programs	None.
---	-------

14. Program Interactions with HAMP	Reinstatement will bring borrowers current on their mortgage.
---	---

15. Program Leverage with Other Financial Resources	The program will strongly encourage servicers to waive late fees and any other non-3rd party expenses.
--	--

SERVICE SCHEDULE B-3

Georgia Housing Finance Authority

Recast/Modification

Summary Guidelines

<p>1. Program Overview</p>	<p>Two options are available: Recast/Modification and Principal Curtailment.</p> <p>The Recast/Modification option will provide funds for principal reduction to facilitate a recast or permanent modification of the mortgages to provide an affordable payment to a homeowner who has a permanent reduction of income. This option will assist Georgia homeowners who are financially unable to make their payments based on an eligible hardship.</p> <ul style="list-style-type: none">• Funds provided under this option can also be applied to reinstate past-due amounts in order to obtain an affordable payment. <p>The Principal Curtailment option will provide funds for a standalone principal reduction for low- to moderate-income homeowners whose mortgages are impacted by a significant negative equity ($\geq 110\%$ combined loan-to-value ratio) hardship.</p> <ul style="list-style-type: none">• Funds provided under this option can be applied to achieve a post-assistance loan-to-value ratio between 100%-125% for homeowners who have been making their
-----------------------------------	--

	<p>payments and stayed in their homes.</p> <ul style="list-style-type: none"> Funds can also be applied to reinstate past due amounts caused by a qualifying hardship prior to principal reduction if the homeowner has an affordable payment.
--	---

2. Program Goals	The goal of this program is to assist underwater homeowners by bringing their mortgage balance in line with the property value. This program will also provide mortgage payment relief and stable, long-term mortgage payments to those homeowners whose income has been permanently reduced.
3. Target Population/Areas	Homeowners suffering a program eligible financial hardship related to a permanent reduction of income or significant negative equity. This program will be available in all Georgia 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	<p>Homeowners must be those with a program eligible hardship due to an involuntary permanent reduction or loss of income or significant negative equity. Homeowners will be required to provide a financial hardship affidavit with appropriate documentation on the cause of the hardship.</p> <p>Underwriting Criteria for Both Options:</p> <ul style="list-style-type: none"> Total household income does not exceed 140% of the Area Median Income (AMI); Property must be owner occupied as the homeowner's principal residence and be the only residential property owned; Homeowner must be a legal resident of the United States; Applicant must be the owner of the subject property; Additional underwriting criteria apply as provided in program guidelines; and
---	--

	<ul style="list-style-type: none"> • At least one person in the household must have consistent employment and/or income sources. <p>Additional Underwriting Criteria for Recast/Modification:</p> <ul style="list-style-type: none"> • Monthly mortgage payment after modification or recast (including reinstatement, if applicable) must not exceed the affordable level as outlined in program underwriting guidelines or per lender/servicer guidelines; • Modified monthly mortgage payment to gross monthly income ratio will not be reduced below 25%; and • The post-assistance combined loan-to-value ratio cannot be reduced below 80%. <p>Additional Underwriting Criteria for Principal Curtailment:</p> <ul style="list-style-type: none"> • Satisfactory mortgage history as provided in program guidelines; • Pre-assistance combined loan-to-value ratio is equal to or greater than 110%; and • Post assistance combined loan-to-value ratio falls between 100-125%.
<p>6. Property / Loan Eligibility Criteria</p>	<p>Existing single-family homes or condominiums (attached or detached) including manufactured homes (permanently affixed to a foundation on real estate owned by the borrower, evidenced by a deed and taxed as real property.)</p> <p>Owner-occupied, primary residences located in Georgia, with total unpaid principal balance of all mortgages on subject property less than or equal to the current GSE conforming loan amount.</p> <p>Mortgage must be held by a Lender/Servicer licensed in the state of Georgia or exempt from state licensing due to federal regulatory oversight.</p>
<p>7. Program Exclusions</p>	<ul style="list-style-type: none"> • Second homes or investment property. • Homes titled in trusts. • Total pre-assistance monthly payments (PITIA) of 31% or less of income under the Recast/Modification option. • Homeowners with \$5,000 or less negative equity under the Principal Curtailment option.

	<ul style="list-style-type: none"> • Homeowners who are non-legal U.S. residents or are in active bankruptcy.
--	--

8. Structure of Assistance	<p>0% interest, non-recourse, deferred-payment, forgivable, subordinate 5-year loan. Twenty percent (20%) of the loan balance will be forgiven each year on the anniversary of the final assistance payment to the borrower.</p> <p>The loan will only be repaid if the borrower sells or refinances the property before the forgiveness period expires, and there are equity proceeds available to pay towards the portion of the loan that has not yet been forgiven. If the property is sold and does not generate proceeds sufficient to repay the entire note, the portion of the note remaining unpaid after the proceeds are applied will be forgiven.</p> <p>The loan will be in the form of a subordinate mortgage evidenced by a promissory note and secured by a deed on the property. Borrowers will be required to sign and acknowledge the program guidelines via written agreement.</p> <p>Any funds returned according to established program guidelines will be recaptured and used to assist additional homeowners in accordance with the Agreement.</p>
9. Per Household Assistance	<p>Eligible homeowners may receive up to \$50,000.00</p>
10. Duration of Assistance	<p>Assistance ends after a onetime payment to the servicer.</p>
11. Estimated Number of Participating Households	<p>3,000 homeowners.</p> <p>Estimated number served based on an average loan amount of \$34,000.</p>
12. Program Inception / Duration	<p>Program rollout was February 1, 2014; the program will last until December 31, 2020 or until all funds are exhausted.</p>
13. Program Interactions with Other HFA Programs	<p>None.</p>

<p>14. Program Interactions with HAMP</p>	<p>Applicants denied for other HHF programs or Making Home Affordable (MHA) programs may be eligible for assistance through this program.</p>
<p>15. Program Leverage with Other Financial Resources</p>	<p>Under the Recast/Modification option, the program will disburse funds up to \$50,000.00 if the lienholder agrees to a loan modification or recast that shows direct benefit to the borrower.</p> <p>Under the Principal Curtailment option, the program will disburse funds up to \$50,000.00; this allows, but does not require, a recast by the lienholder.</p> <p>Investor match is not required on either option.</p>

SERVICE SCHEDULE B-4

Georgia Housing Finance Authority

Down Payment Assistance

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 Georgia that have been hardest hit by serious delinquency, negative equity, distressed sales, and foreclosures. It will strengthen demand in those areas, stabilize housing prices and prevent future foreclosures. DPA will be offered in ten (10) Georgia counties.
2. Program Goals	The goal of the DPA Program is to help homeowners avoid foreclosure by strengthening demand and stabilizing housing prices in targeted areas. Georgia will identify meaningful indicators to measure and track the DPA Program’s impact in the targeted areas.
3. Target Population/Areas	Targeted areas will be referred to as “HHF Designated Areas” in the Georgia Dream Homeownership Program Guide and consist of the following ten counties: Bibb, Chatham, Clayton, DeKalb, Douglas, Fulton, Gwinnett, Henry, Muscogee, and Paulding. In selecting the ten (10) counties eligible for HHF DPA funding, Georgia Housing and Finance Authority (GHFA) evaluated five housing market distress indicators across all 159 Georgia counties (seriously delinquent mortgage loans, negative equity, short sales, REO sales, and foreclosures), as well as loan origination volume by GHFA. The selected counties contain at least three zip codes exceeding the statewide average in at least four out of the five distressed housing market indicators and the county met a minimum threshold origination volume.

<p>4. Program Funds (Excluding Administrative Expenses)</p>	<p>Not applicable. Program Funds may be disbursed under any program included in Schedule B.</p>
<p>5. Borrower Eligibility Criteria</p>	<p>Eligible borrowers must qualify for and meet all requirements of the GHFA Georgia Dream Homeownership Program for first mortgage loans originated through a participating lender. Allowable first mortgages are 30-year, fixed rate, loans insured or guaranteed by the Federal Housing Administration (FHA), Veterans Administration (VA), and U.S. Department of Agriculture-Rural Development (RD), or conventional loans with the loan to value ratio at or below 80%. Eligible borrowers must also meet the following criteria:</p> <ul style="list-style-type: none"> • Borrowers must meet income limits that do not exceed 115% of the Area Median Income (“AMI”), as specified in the Georgia Dream Homeownership 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 Georgia Dream Homeownership Program Guide. • Borrowers must complete a GHFA Georgia Dream Homeownership Program approved pre-purchase homebuyer education course. • Borrowers must be legal residents of the United States. • Borrowers must 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 ratios as specified in the Georgia Dream Homeownership Program Guide. <p>Borrowers will be required to sign and acknowledge the program guidelines via written agreement.</p>

<p>6. Property / Loan Eligibility Criteria</p>	<ul style="list-style-type: none"> • The property must be an existing, previously occupied single-family home, including a condominium unit, townhome, or manufactured home (permanently affixed to a foundation on real estate owned by the borrower and taxed as real property). • The property must be located in one of the ten (10) counties identified as HHF Designated Areas. • The property must meet purchase price limits as specified in the Georgia Dream Homeownership Program Guide. • The property and the loan must meet all applicable (GHFA, FHA, VA, USDA-RD, or GSE (Fannie Mae or Freddie Mac) underwriting guidelines. • The borrower must occupy the property as a primary residence.
<p>7. Program Exclusions</p>	<ul style="list-style-type: none"> • Borrowers, properties and loans not meeting the eligibility requirements specified in the Georgia Dream Homeownership Program Guide. • The borrower must not have been convicted of a mortgage related felony in the past ten years. • The assistance cannot be combined with other state down payment assistance funds. • The property must not be new construction. <p>The property must not be a manufactured home that is not considered real property.</p>
<p>8. Structure of Assistance</p>	<p>The loan will be a no (0%) interest, non-recourse, deferred-payment subordinate loan. The loan will be in the form of a subordinate mortgage evidenced by a promissory note and secured by a deed on the property.</p> <p>The loan balance will be forgiven five years after the closing date. However, the loan balance will be due and payable if the borrower sells the property before the 5-year period expires. If the property is sold and the sale does not generate proceeds sufficient to repay the note, the portion of the note remaining unpaid after the proceeds are applied will be forgiven.</p> <p>Any funds returned according to established program guidelines will be recaptured and used to assist additional homeowners.</p>

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	1,429
12. Program Inception/Duration	DPA will begin in early second quarter of 2017 and is projected to be fully committed by December 31, 2018.
13. Program Interactions with Other HFA Programs	None.
14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	None.

SCHEDULE C**PERMITTED EXPENSES**

	Georgia
<i>One-time / Start-Up Expenses:</i>	
Initial Personnel	\$0.00
Building, Equipment, Technology	\$90,612.00
Professional Services	\$0.00
Supplies / Miscellaneous	\$10,000.00
Marketing /Communications	\$0.00
Travel	\$2,000.00
Website development /Translation	\$260,000.00
Contingency	\$0.00
Subtotal	\$362,612.00
<i>Operating / Administrative Expenses:</i>	
Salaries	\$17,100,500.00
Professional Services (Legal, Compliance, Audit, Monitoring)	\$21,700,000.00
Travel	\$113,348.00
Buildings, Leases & Equipment	\$1,435,000.00

Information Technology & Communications	\$1,039,000.00
Office Supplies/Postage and Delivery/Subscriptions	\$852,656.00
Risk Management/ Insurance	\$0.00
Training	\$0.00
Marketing/PR	\$1,780,000.00
Miscellaneous	\$0.00
Subtotal	\$44,020,504.00
<i>Transaction Related Expenses:</i>	
Recording Fees	\$736,000.00
Wire Transfer Fees	\$222,000.00
<i>Counseling Expenses</i>	
File Intake	\$0.00
Decision Costs	\$539,000.00
Successful File	\$1,972,000.00
Key Business Partners On-Going	\$0.00
Subtotal	\$3,469,000.00
Grand Total	\$47,852,116.00
% of Total Award	12.91%
Award Amount	\$370,574,260.00