

**NINTH AMENDMENT TO
COMMITMENT TO PURCHASE FINANCIAL INSTRUMENT
and
HFA PARTICIPATION AGREEMENT**

This Ninth Amendment to Commitment to Purchase Financial Instrument and HFA Participation Agreement (this “Amendment”) is entered into as of the date set forth on Schedule A attached hereto as the Ninth Amendment Date (the “Amendment Date”), by and among the United States Department of the Treasury (“Treasury”), the undersigned party designated as HFA whose description is set forth in Schedule A attached hereto (for convenience, a “state housing finance agency” or “HFA”) and the undersigned institution designated by HFA to participate in the program described below (“Eligible Entity”).

Recitals

WHEREAS, Treasury, HFA and Eligible Entity entered into that certain Commitment to Purchase Financial Instrument and HFA Participation Agreement (the “Original HPA”) dated as of the Closing Date set forth on Schedule A attached hereto, as previously amended by those certain Amendments to Commitment to Purchase Financial Instrument and HFA Participation Agreement dated as of their respective dates as set forth on Schedule A attached hereto (each, an “Amendment” and together with the Original HPA as amended thereby, the “Current HPA”), in connection with Treasury's federal housing program entitled the Housing Finance Agency Innovation Fund for the Hardest Hit Housing Markets (the “HHF Program”), which was established pursuant to the Emergency Economic Stabilization Act of 2008 (12 U.S.C. 5201 et seq.), as amended, and as the same may be amended from time to time (“EESA”);

WHEREAS, on February 19, 2016 Treasury announced that it would (i) extend the HHF Program through 2020, and (ii) make \$2 billion of additional assistance available under the HHF Program (the “Fifth Round Funding”) to help prevent foreclosure and stabilize housing markets in certain states that had previously received HHF Program funding for such purposes; and

WHEREAS, Treasury, HFA and Eligible Entity wish to enter into this Amendment to memorialize the extension of the HHF Program, increase the amount of HHF Program funds available to Eligible Entity hereunder, and make certain other changes to the terms of the Current HPA and the Exhibits and Schedules attached thereto.

Accordingly, in consideration of the representations, warranties, and mutual agreements set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Treasury, HFA and Eligible Entity agree as follows.

Agreement

1. Amendments

- A. End of Term. The definition of End of Term in Section 2(A)(14) of the Current HPA is hereby deleted and replaced with the following:

“End of Term” shall mean the last day of the calendar month in which the Eligible Entity makes the last disbursement of HHF Program funds in furtherance of the Services, which shall occur no later than December 31, 2021 (or such later date as Treasury may determine in its sole discretion with written notice to Eligible Entity and HFA). For the sake of clarity, Capital Draws shall not be permitted after the End of Term other than for payment of Permitted Expenses.

B. Bring Down Certificate. Section 2(A)(15) of the Current HPA is hereby amended by (i) striking “on each anniversary of the Effective Date during the Term (as defined below)” and replacing it with “on each anniversary of the Effective Date through September 30, 2016, and from and after October 1, 2016, no later than one hundred twenty (120) days after the end of each of their respective fiscal years”, and (ii) by adding to the end “A final certification shall be delivered by each of HFA and Eligible Entity on the Final Repayment Date (as defined in the Financial Instrument).”

C. Program Participation Cap. Section 3(D) of the Current HPA is hereby deleted in its entirety and replaced with the following:

D. The value of this Agreement is limited to the amount set forth in Schedule A as the Program Participation Cap, as may be adjusted from time to time as set forth on Schedule F attached hereto (the “Program Participation Cap”). Notwithstanding anything to the contrary contained herein, the aggregate Purchase Price payable to Eligible Entity under this Agreement with respect to all Services described on the Service Schedules may not exceed the amount of the Program Participation Cap.

D. Performance Reports. Section 4(A) is hereby amended by (i) striking the third sentence and replacing it with “HFA shall submit the Performance Report to Treasury or its designee no later than forty-five (45) days after the end of each calendar quarter and otherwise as requested by Treasury. After Treasury has communicated in writing that the Performance Report is in a form acceptable to Treasury, HFA shall promptly post the Performance Report to its website”; and (ii) adding to the end “A final Performance Report shall be delivered no later than forty-five (45) days after the end of the calendar quarter in which the End of Term occurs.”

E. Financial Reporting. Section 4(G) of the Current HPA is hereby deleted in its entirety and replaced with the following:

G. Each of HFA and Eligible Entity shall provide annual audited financial statements to Treasury no later than one hundred twenty (120) days after the end of its respective fiscal year, commencing with the first fiscal year ending after the Effective Date, and concluding with the fiscal year in which the End of Term occurs. Eligible Entity shall provide quarterly unaudited financial statements to Treasury no later than forty-five (45) days after the end of each quarter, commencing with the first full quarter ending after the Effective Date and concluding with the quarter in which the End of Term occurs.

F. Term. Section 5(A) of the Current HPA is hereby deleted in its entirety and replaced with the following:

(A) The term of this Agreement (“Term”) shall begin on the Effective Date and extend to the End of Term, or earlier termination of this Agreement by Treasury pursuant to the provisions hereof, or earlier suspension or termination of the Services by Treasury. Subject to the foregoing, new Services may be undertaken (e.g., approval of assistance actions with respect to unique homeowners or properties, including, where applicable, final underwriting decisions and payment schedules), through and including December 31, 2020 (or such later date as may be determined by Treasury in its sole discretion upon prior written notice to Eligible Entity). It is understood and agreed that certain administrative, monitoring, reporting, compliance and oversight obligations and requirements set forth in this Agreement and the Financial Instrument survive the expiration or termination of this Agreement or the End of Term, and that funds are to be reserved as set forth in Schedule C to pay for the cost of the same, through and including the Final Repayment Date.

G. Modifications.

(a) Section 9(A) of the Current HPA is hereby amended by inserting “and except as expressly set forth herein,” after “Subject to Section 9.B.,”

(b) Section 9(B) of the Current HPA is hereby amended by adding the following at the end:

Notwithstanding anything to the contrary contained herein, Treasury may approve revisions proposed by Eligible Entity and HFA to any Schedule or Exhibit attached hereto, by written notice to Eligible Entity and HFA, pursuant to a procedure established by Treasury in its sole discretion and provided to Eligible Entity and HFA. The applicable Schedule or Exhibit shall be deemed modified for all purposes hereunder as of the date such written notice is received pursuant to Section 8 hereof.

(c) Section 9(C) of the Current HPA is hereby amended by deleting the last sentence in its entirety.

H. Exhibit A. Exhibit A attached to the Current HPA is hereby deleted in its entirety and replaced with Exhibit A attached to this Amendment.

I. Schedule A. Schedule A attached to the Current HPA is hereby deleted in its entirety and replaced with Schedule A attached to this Amendment.

J. Schedule B. Schedule B attached to the Current HPA is hereby deleted in its entirety and replaced with Schedule B attached to this Amendment.

K. Schedule C. Schedule C attached to the Current HPA is hereby deleted in its entirety and replaced with Schedule C attached to this Amendment.

- L. Schedule F. A new Schedule F is added to the Current HPA in the form attached to this Amendment as Schedule F.
- M. Definitions. All references in the Current HPA to the "Agreement" shall mean the Current HPA, as further amended by this Amendment; all references in the Current HPA to the "Financial Instrument" shall mean the Amended and Restated Financial Instrument in the form attached to this Amendment as Exhibit A; and all references in the Current HPA to Exhibit A or Schedules A, B, C or F shall mean the Exhibit A or Schedules A, B, C or F attached to this Amendment. All references herein to the "HPA" shall mean the Current HPA, as further amended by this Amendment.

2. Substitution of Financial Instrument.

Eligible Entity shall deliver to Treasury on the date hereof an Amended and Restated Financial Instrument in the form attached to this Amendment as Exhibit A. By executing this Amendment, Treasury, HFA and Eligible Entity authorize The Bank of New York Mellon to cancel the Financial Instrument previously delivered under the Current HPA against delivery of such Amended and Restated Financial Instrument and direct The Bank of New York Mellon to return the cancelled Financial Instrument to (or at the direction of) the Eligible Entity.

3. Representations, Warranties and Covenants

A. HFA and Eligible Entity. HFA and Eligible Entity, each for itself, make the following representations, warranties and covenants to Treasury and the truth and accuracy of such representations and warranties and compliance with and performance of such covenants are continuing obligations of HFA and Eligible Entity, each as to itself. In the event that any of the representations or warranties made herein cease to be true and correct or HFA or Eligible Entity breaches any of its covenants made herein, HFA or Eligible Entity, as the case may be, agrees to notify Treasury immediately and the same shall constitute an Event of Default under the HPA.

(1) HFA and Eligible Entity each hereby certifies, represents and warrants as of the date hereof that each of the representations and warranties of HFA or Eligible Entity, as applicable, contained in the HPA are true, correct, accurate and complete in all material respects as of the date hereof. All covenants of HFA or Eligible Entity, as applicable, contained in the HPA shall remain in full force and effect and neither HFA, nor Eligible Entity is in breach of any such covenant.

(2) Eligible Entity has the full corporate power and authority to enter into, execute, and deliver this Amendment, the Amended and Restated Financial Instrument, and any other closing documentation delivered to Treasury in connection therewith, and to perform its obligations hereunder and thereunder.

(3) HFA has the full legal power and authority to enter into, execute, and deliver this Amendment and any other closing documentation delivered to Treasury in connection therewith, and to perform its obligations hereunder and thereunder.

4. Miscellaneous

A. The recitals set forth at the beginning of this Amendment are true and accurate and are incorporated herein by this reference.

B. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the HPA.

C. Any provision of the HPA that is determined to be prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of the HPA, and no such prohibition or unenforceability in any jurisdiction shall invalidate such provision in any other jurisdiction.

D. This Amendment may be executed in two or more counterparts (and by different parties on separate counterparts), each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile or electronic copies of this Amendment, the Amended and Restated Financial Instrument, and any other closing documentation delivered in connection therewith, shall be treated as originals for all purposes.

[SIGNATURE PAGE FOLLOWS; REMAINDER OF PAGE
INTENTIONALLY LEFT BLANK]

In Witness Whereof, HFA, Eligible Entity and Treasury by their duly authorized officials hereby execute and deliver this Ninth Amendment to Commitment to Purchase Financial Instrument and HFA Participation Agreement as of the Amendment Date.

HFA:

GEORGIA HOUSING AND FINANCE
AUTHORITY

By: /s/ Carmen Chubb
Name: Carmen Chubb
Title: Deputy Executive Director

TREASURY:

UNITED STATES DEPARTMENT OF THE
TREASURY

By: _____
Name: Mark McArdle
Title: Deputy Assistant Secretary for
Financial Stability

ELIGIBLE ENTITY:

GHFA AFFORDABLE HOUSING, INC.

By: /s/ Carmen Chubb
Name: Carmen Chubb
Title: Deputy Executive Director

EXHIBITS AND SCHEDULES

Exhibit A	Form of Amended and Restated Financial Instrument
Schedule A	Basic Information
Schedule B	Service Schedules
Schedule C	Permitted Expenses
Schedule F	HHF Fifth Round Funding Reallocation Model

EXHIBIT A

FORM OF AMENDED AND RESTATED FINANCIAL INSTRUMENT

This Amended and Restated Financial Instrument is delivered by the undersigned party (“Eligible Entity”) as provided in Section 1 of the Commitment to Purchase Financial Instrument and HFA Participation Agreement (the “Commitment”), entered into as of the Effective Date, as modified by those certain Amendments to Commitment to Purchase Financial Instrument and HFA Participation Agreement dated as of the dates set forth on Schedule A to the Commitment (together, the “Agreement”), by and among the United States Department of the Treasury (“Treasury”), the party designated as HFA in the Commitment (“HFA”) and Eligible Entity.

This Amended and Restated Financial Instrument is effective as of May 3, 2016. All of the capitalized terms that are used but not defined herein shall have the meanings ascribed to them in the Agreement.

Recitals

WHEREAS, Eligible Entity executed and delivered that certain Financial Instrument dated as of the Effective Date to Treasury (“Original Financial Instrument”); and

WHEREAS, Treasury and Eligible Entity desire to amend certain terms of the Original Financial Instrument regarding repayment of the Purchase Price in connection with the extension of the HHF Program through 2020 and availability of additional assistance under the HHF Program Fifth Round Funding; and

WHEREAS, Treasury and the Eligible Entity desire to restate and replace the Original Financial Instrument in its entirety.

Accordingly, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Eligible Entity agrees as follows:

1. Eligible Entity Obligation; Purchase Price Consideration.

- (a) Eligible Entity shall perform all Services described in the Service Schedules in consideration for the Purchase Price described in subsection (b) below, in accordance with the terms and conditions of the Agreement, to the satisfaction of Treasury. The conditions precedent to the payment by Treasury of the Purchase Price with respect to the Services are set forth in Section 3(B) of the Agreement.
- (b) This Amended and Restated Financial Instrument is being purchased by Treasury pursuant to Section 3 of the Agreement through the payment by Treasury of various payments referred to collectively in the Agreement as the “Purchase Price”. This Amended and Restated Financial Instrument is being purchased by Treasury in connection with Eligible Entity’s participation in the Housing Finance Agency Innovation Fund for the Hardest Hit Housing Markets program (the “HHF Program”) created under the Emergency Economic Stabilization Act of

2008 (12 U.S.C. 5201 et seq.) as amended, as the same may be amended from time to time (“EESA”).

2. Repayment of Purchase Price.

If a recipient of HHF Program funds repays any or all of the funds received from Eligible Entity in connection with the Services (“Repaid Funds”), and such repayment occurs on or before the Final Repayment Date (hereinafter defined), Eligible Entity shall deposit such Repaid Funds in the Depository Account and use such Repaid Funds to provide Services or to fund the Permitted Expenses to the extent the full amount as indicated on Schedule C to the Agreement has not been drawn from Treasury pursuant to Section 3(A) of the Agreement. Any Repaid Funds retained by Eligible Entity to fund Permitted Expenses shall correspondingly reduce the amount that Eligible Entity may draw from Treasury pursuant to Section 3(A) of the Agreement to fund Permitted Expenses.

For the sake of clarity, if a recipient of HHF Program funds repays any or all of the funds received from Eligible Entity in connection with the Services, and such repayment occurs after the Final Repayment Date, such repaid funds shall not be considered HHF Program funds.

3. Final Repayment. In the event Eligible Entity is holding any HHF Program funds, including, but not limited to, amounts reserved for payment of Permitted Expenses and Repaid Funds, as of the date that is ninety (90) days after the End of Term (the “Final Repayment Date”), all such funds shall be returned to Treasury or its designee prior to 1:00pm Eastern Time on the Final Repayment Date. For the sake of clarity, no Capital Draws will be permitted after the Final Repayment Date.

4. Security Interest. As security for the performance of the Services and the other obligations of Eligible Entity under the Agreement, as such obligations are evidenced in this Amended and Restated Financial Instrument, Eligible Entity has granted to Treasury a first lien priority security interest in the Depository Account and in any moneys, or investments, if any, held therein.

5. Representations, Warranties and Covenants. Eligible Entity represents and warrants that the representations and warranties set forth in the Agreement, on the date hereof, are, and on the date of each Capital Draw hereunder, shall be, true, correct, accurate and complete in all material respects. The truth and accuracy of such representations and warranties are continuing obligations of Eligible Entity. Additionally, all covenants of Eligible Entity set forth in Section 2 of the Agreement are incorporated herein by reference and Eligible Entity, on the date hereof, is not, and on the date of each Capital Draw hereunder, shall not be in breach of any such covenants. In the event that any of the representations or warranties made herein or in the Agreement cease to be true and correct, or the Eligible Entity breaches any of the covenants made herein or in the Agreement, Eligible Entity agrees to notify Treasury immediately and the same shall constitute an Event of Default hereunder.

6. Limitation of Liability

IN NO EVENT SHALL TREASURY, OR ITS OFFICERS, EMPLOYEES, AGENTS OR AFFILIATES BE LIABLE TO ELIGIBLE ENTITY WITH RESPECT TO THE SERVICES OR THE AGREEMENT, OR FOR ANY ACT OR OMISSION OCCURRING IN CONNECTION WITH THE FOREGOING, FOR ANY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO DIRECT DAMAGES, INDIRECT DAMAGES, LOST PROFITS, LOSS OF BUSINESS, OR OTHER INCIDENTAL, CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES OF ANY NATURE OR UNDER ANY LEGAL THEORY WHATSOEVER, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND REGARDLESS OF WHETHER OR NOT THE DAMAGES WERE REASONABLY FORESEEABLE; PROVIDED, HOWEVER, THAT THIS PROVISION SHALL NOT LIMIT TREASURY'S OBLIGATION TO REMIT PURCHASE PRICE PAYMENTS TO ELIGIBLE ENTITY IN ACCORDANCE WITH THE AGREEMENT.

7. Indemnification

Eligible Entity agrees as set forth on Schedule E to the Agreement, which Schedule E is hereby incorporated into this Amended and Restated Financial Instrument by reference.

IN WITNESS WHEREOF, Eligible Entity hereby executes this Amended and Restated Financial Instrument on the date set forth below.

[INSERT FULL LEGAL NAME OF ELIGIBLE ENTITY]

By: _____
Name: _____
Title: _____

Date: _____, 2016

SCHEDULE A

BASIC INFORMATION

Eligible Entity Information:

Name of the Eligible Entity:	GHFA Affordable Housing, Inc.
Corporate or other organizational form:	Non-profit corporation
Jurisdiction of organization:	State of Georgia
Notice Information:	

HFA Information:

Name of HFA:	Georgia Housing and Finance Authority
Organizational form:	A body corporate and politic, instrumentality of the state and a public corporation performing an essential governmental function (and not a state agency)
Date of Application:	September 1, 2010
Date of Action Plan:	September 1, 2010
Notice Information:	

Program Participation Cap: \$370,136,394.00

Portion of Program Participation Cap Representing Original HHF Funds: N/A

Portion of Program Participation Cap Representing Unemployment HHF Funds: \$126,650,987.00

Rounds 1-4 Funding Allocation: \$339,255,819.00

Round 5 Funding Allocation: \$30,880,575.00

Permitted Expenses: \$47,852,116.00

Closing Date: September 23, 2010

First Amendment Date: September 29, 2010

Second Amendment Date: December 16, 2010

Third Amendment Date: June 28, 2011

<u>Fourth Amendment Date:</u>	May 3, 2012
<u>Fifth Amendment Date:</u>	December 12, 2013
<u>Sixth Amendment Date:</u>	January 31, 2014
<u>Seventh Amendment Date:</u>	October 10, 2014
<u>Eighth Amendment Date:</u>	July 30, 2015
<u>Ninth Amendment Date:</u>	May 3, 2016
<u>Eligible Entity Depository Account Information:</u>	See account information set forth in the Depository Account Control Agreement between Treasury and Eligible Entity regarding the HHF Program.

SCHEDULE B

SERVICE SCHEDULES

The Service Schedules attached as Schedule B to the Current HPA are hereby deleted in their entirety and replaced with the attached Service Schedules (numbered sequentially as Service Schedule B-1, Service Schedule B-2, et. Seq.), which collectively comprise Schedule B to the HPA.

SERVICE SCHEDULE B-1

Georgia Housing Finance Authority

Mortgage Payment Assistance (MPA)

Summary Guidelines

1. Program Overview	The Georgia Housing 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.
2. Program Goals	<p>The goal is to provide assistance to 9,000 homeowners to prevent foreclosures. Mortgage Payment Assistance (MPA) will be provided as follows:</p> <p><u>Mortgage Payment Assistance</u> 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> 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 Allocation	\$216,845,126

<p>(Excluding Administrative Expenses)</p>	
<p>5. Borrower Eligibility Criteria</p>	<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 of their initial 24 months of assistance. Such homeowners must remain enrolled in order to continue to receive Education Extension 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 licensing due to federal regulatory oversight.</p>
<p>7. Program Exclusions</p>	<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>
<p>8. Structure of Assistance</p>	<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 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 \$24,100.</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>9,000 homeowners.</p> <p>Estimated number served based on an average loan amount of \$24,100.</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 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>
15. Program Leverage with Other Financial Resources	<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 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 2,800 homeowners to prevent foreclosures.</p> <p><u>Reinstatement Assistance</u> 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 Allocation (Excluding Administrative Expenses)	<p>\$35,000,000</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 the last 4 calendar years ; • 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; • Homeowner must be no more than 24 months delinquent at time of application; 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>

<p>8. Structure of Assistance</p>	<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>
<p>9. Per Household Assistance</p>	<p>The maximum household reinstatement assistance is up to: 24 times the monthly PITIA for first and closed-end second mortgages, plus eligible lender fees (e.g. Corporate and Escrow Advances) plus up to 3 months PITIA for program processing time.</p> <p>GHFA expects the average loan amount will be \$12,500.</p>
<p>10. Duration of Assistance</p>	<p>Assistance ends after the payment to the lender/servicer.</p>
<p>11. Estimated Number of Participating Households</p>	<p>2,800 homeowners.</p> <p>Estimated number served based on an average loan amount of \$12,500.</p>
<p>12. Program Inception / Duration</p>	<p>Program rollout was February 1, 2014 and will last until December 31, 2020 or until all funds are exhausted.</p>
<p>13. Program Interactions with Other HFA Programs</p>	<p>None.</p>
<p>14. Program Interactions with HAMP</p>	<p>Reinstatement will bring borrowers current on their mortgage. To the maximum extent possible, GHFA will coordinate with eligible homeowners' servicers to assist them in obtaining a loan modification from HAMP, if needed.</p>

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

Georgia Housing Finance Authority

Recast/Modification

Summary Guidelines

1. Program Overview	<p>The Recast/Modification program 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.</p> <p>Funds provided under this program can be applied as a principal reduction and to reinstate payments if necessary in order to obtain an affordable payment.</p> <p>This program will assist Georgia homeowners who are financially unable to make their payment based on a program eligible hardship.</p>
2. Program Goals	<p>The goal of this program is to facilitate long-term mortgage sustainability with a recast or modification. This program will provide mortgage payment relief and stable long term mortgage payments.</p>
3. Target Population/Areas	<p>Homeowners suffering a program eligible financial hardship related to a permanent reduction of income.</p> <p>This program will be available in all Georgia counties.</p>
4. Program Allocation (Excluding Administrative Expenses)	<p>\$70,439,152</p>
5. Borrower Eligibility Criteria	<p>Homeowners must be those with a program eligible hardship due to an involuntary permanent reduction or loss of income. Homeowners will be required to provide a financial hardship affidavit with appropriate documentation on the cause of the hardship.</p> <p>Underwriting Criteria:</p> <ul style="list-style-type: none">• Total unpaid principal balance less than or equal to current GSE conforming loan 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;

	<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%; • At least one person in the household must have consistent employment and/or income sources; and • Additional underwriting criteria apply as provided in 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 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>	<p>Mortgages with:</p> <ul style="list-style-type: none"> • Total unpaid principal balances (all mortgages on property) greater than the current GSE conforming loan amount. • Total monthly payments (PITIA) if 31% or less of income. <p>Homeowners who are non-legal U.S. residents or are in active bankruptcy.</p>
<p>8. Structure of Assistance</p>	<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</p>

	<p>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 \$45,000.00.</p> <p>In no case can the CLTV be reduced below 80%.</p>
10. Duration of Assistance	<p>Assistance ends after a onetime payment to the servicer.</p>
11. Estimated Number of Participating Households	<p>1,718 homeowners.</p> <p>Estimated number served based on an average loan amount of \$41,000.</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>
14. Program Interactions with HAMP	<p>Applicants denied for other HHF programs or Making Home Affordable (MHA) programs may be eligible for assistance through this program.</p>
15. Program Leverage with Other Financial Resources	<p>The Program will disburse funds up to \$45,000.00 if the lien holder agrees to a loan modification or recast that shows direct benefit to the borrower. Investor match is not required.</p>

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	\$18,062,918.00
Professional Services (Legal, Compliance, Audit, Monitoring)	\$19,665,710.00
Travel	\$113,348.00
Buildings, Leases & Equipment	\$1,384,315.00
Information Technology & Communications	\$810,870.00
Office Supplies/Postage and Delivery/Subscriptions	\$965,657.00
Risk Management/ Insurance	\$0.00
Training	\$0.00
Marketing/PR	\$2,206,000.00
Miscellaneous	\$0.00
Subtotal	\$43,208,818.00
<i>Transaction Related Expenses:</i>	
Recording Fees	\$635,043.00
Wire Transfer Fees	\$219,422.00
<i>Counseling Expenses</i>	
File Intake	
Decision Costs	\$637,531.00

Successful File	\$2,788,690.00
Key Business Partners On-Going	\$0.00
Subtotal	\$4,280,686.00
Grand Total	\$47,852,116.00
% of Total Award	12.93%
Award Amount	\$370,136,394.00

SCHEDULE F

HHF FIFTH ROUND FUNDING REALLOCATION MODEL

This Schedule F describes a uniform model (the “Reallocation Model”) designed to maximize the utilization of the \$2 billion made available under the HHF Program Fifth Round Funding. In general, the Reallocation Model reallocates unused Fifth Round funding to states participating in the HHF Program that meet certain defined criteria for utilization of HHF Program funds. The aggregate amount obligated under the Fifth Round Funding will not increase at any time.

I. Definitions

- (a) “2016 Utilization Threshold” shall mean having Drawn at least 70% of the Rounds 1-4 Funding Allocation.
- (b) “2017 Utilization Threshold” shall mean having Drawn at least 95% of the Rounds 1-4 Funding Allocation.
- (c) “2018 Utilization Threshold” shall mean having Drawn at least 80% of the Program Participation Cap.
- (d) “Annual Reallocation Amount” shall mean the aggregate amount, if any, by which the Program Participation Caps set forth in all HFA Participation Agreements are reduced pursuant to the Reallocation Model, as applied with respect to each Utilization Threshold.
- (e) “Drawn” shall mean having made Capital Draws pursuant to Section 3(A) of the Agreement.
- (f) “HFA Participation Agreements” shall mean, collectively, the Commitments to Purchase Financial Instrument and HFA Participation Agreements entered into by the States, as amended from time to time.
- (g) “Population” shall mean the most recent *Annual Estimate of the Resident Population for a State* as determined by the United States Census Bureau from time to time.
- (h) “Recipient State” shall mean each State that has achieved the Utilization Threshold for the applicable year, provided that such State is not then in default under its HFA Participation Agreement. Notwithstanding the foregoing, in the event a State declines an increase to its Program Participation Cap and Round 5 Funding Allocation for which it is eligible pursuant to this Schedule F, such State shall not be considered a Recipient State.
- (i) “Rounds 1-4 Funding Allocation” is the amount set forth on Schedule A as “Rounds 1-4 Funding Allocation.”
- (j) “Round 5 Funding Allocation” is the amount set forth on Schedule A as “Round 5 Funding Allocation”, as adjusted from time to time in accordance with this Schedule F.

- (k) “Share of Annual Reallocation Amount” shall mean a Recipient State’s share of the applicable Annual Reallocation Amount, as determined using the methodology described in Section IV below. If the Annual Reallocation Amount is zero, then the Share of Annual Reallocation Amount will be zero for the applicable year.
- (l) “State” shall mean any or each of Alabama, Arizona, California, Florida, Georgia, Illinois, Indiana, Kentucky, Michigan, Mississippi, New Jersey, Nevada, North Carolina, Ohio, Oregon, Rhode Island, South Carolina, Tennessee, and Washington, D.C.
- (m) “Utilization Threshold” means each of the 2016 Utilization Threshold, the 2017 Utilization Threshold and the 2018 Utilization Threshold.

II. Reduction of Program Participation Cap and Round 5 Funding Allocation:

- (a) If Eligible Entity does not achieve the 2016 Utilization Threshold on or before December 31, 2016, each of the Program Participation Cap and Round 5 Funding Allocation shall be reduced by an amount equal to 50% of the Round 5 Funding Allocation as of such date.
- (b) If Eligible Entity does not achieve the 2017 Utilization Threshold on or before December 31, 2017, each of the Program Participation Cap and the Round 5 Funding Allocation shall be reduced by up to 100% of the Round 5 Funding Allocation as of such date.
- (c) If Eligible Entity does not achieve the 2018 Utilization Threshold on or before December 31, 2018, each of the Program Participation Cap and Round 5 Funding Allocation shall be reduced by an amount equal to that portion of the Round 5 Funding Allocation which has not yet been Drawn nor obligated with respect to a unique homeowner or property as of such date.

III. Increase of Program Participation Cap and Round 5 Funding Allocation:

- (a) If Eligible Entity achieves the 2016 Utilization Threshold on or before December 31, 2016, each of the Program Participation Cap and Round 5 Funding Allocation shall be increased by the State’s Share of the Annual Reallocation Amount with respect to such date.
- (b) If Eligible Entity achieves the 2017 Utilization Threshold on or before December 31, 2017, each of the Program Participation Cap and the Round 5 Funding Allocation shall be increased by the State’s Share of the Annual Reallocation Amount with respect to such date.
- (c) If Eligible Entity achieves the 2018 Utilization Threshold on or before December 31, 2018, each of the Program Participation Cap and Round 5 Funding Allocation shall be increased by the State’s Share of the Annual Reallocation Amount with respect to such date.

IV. Methodology for Determining Recipient State’s Share of Annual Reallocation Amount

If Eligible Entity has achieved the Utilization Threshold and the Annual Reallocation Amount is greater than zero for the applicable year, the Program Participation Cap and Round 5 Funding Allocation will be increased by an amount calculated as follows:

First, calculate the “Per Capita Amount” for each Recipient State. The Per Capita Amount shall be calculated as the Annual Reallocation Amount divided by the sum of the Population of all Recipient States.

Second, calculate the “Utilization Percentage” for each Recipient State.

The Utilization Percentage with respect to the 2016 Utilization Threshold and the 2017 Utilization Threshold shall be calculated as the lesser of (I) the ratio of (x) aggregate Capital Draws made by the Recipient State under its HFA Participation Agreement as of December 31, 2016 and December 31, 2017, respectively, to (y) the Recipient State’s Rounds 1-4 Funding Allocation as of such dates, or (II) 100%.

The Utilization Percentage with respect to the 2018 Utilization Threshold shall be calculated as the ratio of (x) aggregate Capital Draws made by the Recipient State under its HFA Participation Agreement as of December 31, 2018, to (y) such Recipient State’s Program Participation Cap as of such date.

Third, calculate a “Utilization Score” for each Recipient State by standardizing the Utilization Percentages using the z-score methodology, a standard statistical standardization procedure. The Utilization Score for each Recipient State is calculated as (I)(x) the Utilization Percentage for such Recipient State, less (y) the mean Utilization Percentage for all Recipient States (“Average”), divided by (II) the standard deviation of the Utilization Percentages for all Recipient States. If a Recipient State’s Utilization Percentage is greater than the Average, the Utilization Score will be positive. If a Recipient State’s Utilization Percentage is less than Average, the Utilization Score will be negative.

Fourth, calculate a “Need Factor” for each Recipient State. The Need Factor is a fixed dollar amount which will be multiplied by each Utilization Score to determine the dollar amount by which each Recipient State’s Per Capita Amount will be adjusted. The Need Factor is calculated as the dollar amount that would result in the highest adjusted Per Capita Amount for a Recipient State being no more than three (3) times that of the lowest adjusted Per Capita Amount for a Recipient State (*i.e.*, a Min/Max Factor of 3).

Fifth, calculate an “Adjusted Per Capita Amount” for each Recipient State by adding to or subtracting from the Recipient State’s Per Capita Amount the product of (x) the Need Factor and (y) the Recipient State’s Utilization Score. Recipient States with positive Utilization Scores will have dollars added to the Recipient State’s Per Capita Amount, and Recipient States with negative Utilization Scores will have dollars subtracted from the Recipient State’s Per Capita Amount.

Sixth, calculate the “Share of the Annual Reallocation Amount” for each Recipient State by first multiplying the Recipient State’s Adjusted Per Capita Amount by the Recipient State’s

Population to arrive at a “Preliminary Share”. The Preliminary Share for each Recipient State is then normalized to arrive at the Share of the Annual Reallocation Amount by multiplying (x) a ratio, the numerator of which is the Preliminary Share for such Recipient State and the denominator of which is the sum of the Preliminary Shares for all Recipient States, and (y) the Annual Reallocation Amount.

V. Notices; Modifications

- (a) Treasury will notify Eligible Entity in writing of any adjustment to the Program Participation Cap and Round 5 Funding Allocation pursuant to this Schedule F. Related adjustments to program allocations and other amounts set forth in the Service Schedules, and Permitted Expenses set forth on Schedule C, shall be made as set forth in such written notice.
- (b) For the avoidance of doubt, a written amendment to the Agreement shall not be required to effectuate an adjustment of the Program Participation Cap or Round 5 Funding Allocation pursuant to this Schedule F. The Program Participation Cap and Round 5 Funding Allocation set forth on Schedule A to the Agreement shall be deemed to be modified upon receipt of the written notice sent pursuant to Section V(a) above.
- (c) Treasury reserves the right to unilaterally modify or supplement the terms and provisions of this Schedule F, at any time with prior written notice to the Eligible Entity.