

SERVICE SCHEDULE B-1

**Oregon Affordable Housing Assistance Corporation
Loan Modification Assistance Program
Summary Guidelines**

The program was unfunded as of June 6, 2013.

SERVICE SCHEDULE B-2

**Oregon Affordable Housing Assistance Corporation
Mortgage Payment Assistance Program
Summary Guidelines**

1. Program Overview	<p>This schedule applies to applications initiated after the effective date of the Seventeenth Amendment to Commitment to Purchase Financial Instrument and HFA Participation Agreement.</p> <p>The Mortgage Payment Assistance Program is intended to help homeowners maintain their existing mortgage and eliminate the immediate risk of foreclosure. The Program will provide monthly payments in full to lenders/servicers. Borrowers must certify their continued eligibility at least quarterly.</p> <p>The Program offers two pathways to assistance: one for unemployed homeowners and one for underemployed homeowners.</p>
2. Program Goals	<p>The purpose of this program is to provide temporary relief from mortgage payments for unemployed and underemployed homeowners while they work to obtain income sufficient to support the mortgage. The Program will maintain an existing mortgage and eliminate the immediate risk of foreclosure.</p>
3. Target Population/ Areas	<p>The Program will be available in all counties in Oregon for unemployed or underemployed homeowners.</p>
4. Program Allocation (Excluding Administrative Expenses)	<p>\$193,574,627.17</p>
5. Borrower Eligibility Criteria	<p><u>Unemployed Pathway:</u></p> <p>The borrower must be receiving unemployment insurance benefits at the time of initial application.</p> <p><u>Underemployed Pathway:</u></p> <p>The borrower must have a current household income equal to or less than 140 percent of state median income.</p> <p>The borrower must have experienced a verifiable loss of income of 10 percent or more.</p>

	<p><u>Unemployed/Underemployed Pathways:</u></p> <p>The borrower must complete and sign a financial hardship affidavit attesting to the prior loss of income or other applicable financial hardship.</p> <p>The borrower, in connection with a mortgage or real estate transaction, cannot have been convicted, within the last 10 years, of any one of the following: (A) felony larceny, theft, fraud or forgery, (B) money laundering or (C) tax evasion.</p>
<p>6. Property/Loan Eligibility Criteria</p>	<p><u>Unemployed/Underemployed Pathways:</u></p> <p>The subject property must be a 1-4 unit, single-family, owner-occupied, primary residence and be located in Oregon.</p> <p><u>Unemployed Pathway:</u></p> <p>The unpaid principal balance of the borrower’s first-lien mortgage cannot exceed the Federal Housing Administration loan limit, as effective on November 18, 2011, for the county in which the subject property is located.</p> <p><u>Underemployed Pathway:</u></p> <p>The unpaid principal balance of the borrower’s first-lien mortgage cannot exceed the Federal Housing Administration loan limit for calendar year 2013, as effective on November 19, 2012, for the county in which the subject property is located unless certain qualifying conditions are met as defined in the program guidelines. In no instance can the unpaid principal balance of the borrower’s first lien mortgage exceed \$729,750.</p>
<p>7. Program Exclusions</p>	<p><u>Unemployed/Underemployed Pathways:</u></p> <p>The borrower cannot be in active bankruptcy.</p> <p>The borrower’s first-lien mortgage cannot be a home equity line of credit, land sale contract, or otherwise privately financed mortgage.</p> <p>The borrower cannot own other residential real property.</p> <p>The subject property cannot be a condominium or townhome, unless certain qualifying conditions are met as defined in the</p>

	program guidelines.
8. Structure of Assistance	The Program is envisioned as a revolving fund. The Program will make a five-year, non-recourse, zero-percent, forgivable, non-amortizing loan for which a junior lien will be recorded against the property. Twenty percent of the loan will be forgiven for each year the loan is outstanding. If the property is sold or refinanced prior to the loan termination date, the Program will recover funds should sufficient equity be available from the transaction. The Program shall recycle recovered funds in order to provide additional program assistance in accordance with the Agreement.
9. Per Household Assistance	A maximum of \$20,000.
10. Duration of Assistance	12 months.
11. Estimated Number of Participating Households	It is estimated that 13,400 homeowners will receive assistance.
12. Program Inception/ Duration	The Program began in December 2010 and is expected to last until September 2019, subject to continuing demand for the program and availability of funding.
13. Program Interactions with Other Programs (e.g. other HFA programs)	The Program will operate in conjunction with the Reinstatement Benefit of the Loan Preservation Assistance Program.
14. Program Interactions with HAMP	As outlined in Fannie Mae Lender Letter LL-2010-12, Freddie Mac Bulletin 2010-25 and the Making Home Affordable Program Handbook for Servicers of Non-GSE Mortgages (version 4.1), borrowers who receive Program assistance during a HAMP trial period plan will be terminated from HAMP.
15. Program Leverage with Other Financial Resources	Servicers will not charge administrative fees (e.g., NSF, late charges) in any month where a full contract payment is made.

SERVICE SCHEDULE B-3

**Oregon Affordable Housing Assistance Corporation
Loan Preservation Assistance Program
Summary Guidelines**

1. Program Overview	<p>The Loan Preservation Assistance Program is intended to help homeowners remain in good standing under their existing mortgage, reverse mortgage or property tax account. Funds provided through this Program will be provided to lenders/servicers and county tax authorities to bring a delinquent account current. Eligibility will be determined by staff representing OAHAC.</p> <p>There are four principal tiers of benefit provided under the Program:</p> <p>(A) Reinstatement Benefit: For homeowners with a qualifying arrearage who receive funding under the Mortgage Payment Assistance program.</p> <p>(B) Preservation Benefit: For homeowners with a qualifying arrearage who can demonstrate the ability to sustain their loan payments going forward.</p> <p>(C) Property Tax Benefit: For homeowners who have a property tax arrearage, and can demonstrate the ability to sustain their property tax payments going forward. Payments will be made to county tax authorities.</p> <p>(D) Reverse Mortgage Benefit: For homeowners with a HECM reverse mortgage that have had property taxes, homeowner’s insurance and/or homeowner or condo association fees and/or assessments (collectively, Property Charges) advanced by their servicer and who can demonstrate the ability to sustain their Property Charges going forward. Funds will be used to (i) repay the amounts advanced on their behalf by their mortgage loan servicer, including Property Charges and (ii) advance the estimated amount of upcoming Property Charges for up to twenty-four (24) months, to enable the homeowner to recover from their hardship.</p> <p>Maximum benefit is \$40,000 from any combination of LPA benefits: Reinstatement, Preservation, Property Tax or Reverse Mortgage benefit.</p>
2. Program Goals	To help homeowners remain in good standing under their mortgages, reverse mortgages and property tax accounts by bringing delinquent accounts current. The program is designed

	to preserve existing homeownership, reduce the risk of imminent foreclosure, and help stabilize the housing market.
3. Target Population/ Areas	The program will be available in all counties of Oregon for homeowners with a qualifying arrearage related to their mortgage, reverse mortgage or property taxes.
4. Program Allocation (Excluding Administrative Expenses)	\$36,322,941.19
5. Borrower Eligibility Criteria	<p><u>Reinstatement Benefit:</u></p> <p>The borrower must have been approved under the Mortgage Payment Assistance program, subject to certain limitations in the program guidelines.</p> <p><u>Preservation Benefit:</u></p> <p>The borrower must have a current household income equal to or less than 140 percent of state median income and demonstrate a gross monthly income-to-PITIA ratio not to exceed 45 percent.</p> <p><u>Property Tax Benefit:</u></p> <p>The borrower must have a current household income equal to or less than 140 percent of the state median income and demonstrate a gross monthly income-to-housing expense ratio, as defined in program guidelines, not to exceed 45 percent.</p> <p><u>Reverse Mortgage Benefit:</u></p> <p>The borrower must have a current household income equal to or less than 140 percent of state median income and demonstrate a gross monthly income-to-Property Charge ratio not to exceed 45 percent.</p> <p style="text-align: center;">* * *</p> <p>In addition to the foregoing, borrowers receiving a benefit under this program (i) must complete and sign a financial hardship affidavit attesting to the prior loss of income or other applicable financial hardship, and (ii) cannot have been convicted, within the last 10 years, of any one of the following in connection with a mortgage or real estate transaction: (A) felony larceny, theft, fraud or forgery, (B) money laundering or (C) tax evasion.</p>

<p>6. Property/Loan Eligibility Criteria</p>	<p>The subject property must be a 1-4 unit, single-family, owner-occupied, primary residence located in Oregon.</p> <p><u>Reinstatement Benefit:</u></p> <p>The unpaid principal balance of the borrower’s first-lien mortgage cannot exceed the Federal Housing Administration loan limit, for calendar year 2013, as effective on November 19, 2012, for the county in which the subject property is located.</p> <p><u>Preservation, Property Tax, and Reverse Mortgage Benefits:</u></p> <p>The existing property valuation may not exceed \$625,000.</p> <p><u>Reverse Mortgage Benefit:</u></p> <p>The property must be subject to a reverse mortgage serviced by a HUD-approved HECM servicer or a regulated financial institution.</p> <p style="text-align: center;">* * *</p> <p>Lender/Servicer or tax authority, as applicable, will be required to (i) provide timely communication of the homeowner’s account data to OHSI, (ii) place collection and foreclosure activity on hold upon the acceptance of the homeowner into the Hardest Hit Fund Program, and (iii) cancel active foreclosure action upon receipt of Hardest Hit Funds.</p>
<p>7. Program Exclusions</p>	<p>The borrower cannot be in active bankruptcy.</p> <p>The borrower’s mortgage being paid through HHF funds cannot be a home equity line of credit, land sale contract, or otherwise privately financed mortgage.</p> <p>The borrower cannot own other residential real property.</p>
<p>8. Structure of Assistance</p>	<p>The Program will make a five-year, non-recourse, zero-percent, forgivable, non-amortizing loan for which a junior lien will be recorded against the property. Twenty percent of the loan will be forgiven for each year the loan is outstanding. If the property is sold or refinanced prior to the loan termination date, the Program will recover funds should sufficient equity be available from the transaction. The Program shall recycle recovered funds in order to provide additional program assistance in accordance with the Agreement.</p>

	<p>Assistance will be paid to the Lender/Servicer or tax authority, as applicable, and applied to the homeowner's total accrued delinquent mortgage payments, escrow shortages, corporate advances, delinquent property taxes and / or delinquent homeowner or condo association fees or assessments on the homeowner's account.</p> <p>If assistance is paid directly to the tax authority, the homeowner will be required to execute an additional, simultaneous demand note in the amount of the delinquent taxes.</p>
<p>9. Per Household Assistance</p>	<p><u>Reinstatement Benefit:</u></p> <p>A maximum of \$15,000, subject to certain limitations in the program guidelines, for Mortgage Payment Assistance Program applications under the Underemployed Pathway.</p> <p><u>Preservation Benefit:</u></p> <p>A maximum of \$40,000 to fully reinstate borrower's mortgage arrearage.</p> <p><u>Property Tax Benefit:</u></p> <p>A maximum of \$40,000 to pay property tax arrearages to the tax authority.</p> <p><u>Reverse Mortgage Benefit:</u></p> <p>A maximum of \$40,000 to (i) repay the amounts advanced on the borrower's behalf by their mortgage loan servicer, including Property Charges and (ii) advance the estimated amount of upcoming Property Charges for up to twenty-four (24) months, to enable the homeowner to recover from their hardship.</p> <p><u>All Benefits:</u></p> <p>A maximum of \$40,000, subject to certain limitations in the program guidelines, for any combination of LPA benefits (e.g., Reinstatement, Preservation, Property Tax or Reverse Mortgage).</p>
<p>10. Duration of Assistance</p>	<p>Assistance is a one-time payment paid directly to the Lender / Servicer or tax authority, for application to the homeowner's account as provided above.</p>
<p>11. Estimated Number of Participating</p>	<p>It is estimated that 8,900 homeowners will receive assistance.</p>

Households	
12. Program Inception/ Duration	The Program began in May 2012 and is expected to last until September 2019, but may extend beyond that date depending on demand for the program and availability of funding.
13. Program Interactions with Other Programs (e.g. other HFA programs)	The Program's Reinstatement Benefit will operate in conjunction with the Mortgage Payment Assistance program.
14. Program Interactions with HAMP	Homeowners can receive assistance under HAMP prior to or after receiving assistance under the Hardest Hit Fund. However, Hardest Hit Fund assistance cannot be used to pay HAMP trial period payments. The foregoing is subject to HAMP requirements and investor guidelines in effect from time to time.
15. Program Leverage with Other Financial Resources	If the loan is reinstated, servicers will waive all administrative fees accrued since the beginning of the delinquency.

SERVICE SCHEDULE B-4

**Oregon Affordable Housing Assistance Corporation
Transition Assistance Program
Summary Guidelines**

The program was unfunded as of December 8, 2011.

SERVICE SCHEDULE B-5

**Oregon Affordable Housing Assistance Corporation
Loan Refinancing Assistance Pilot Project
Summary Guidelines**

<p>1. Program Overview</p>	<p>This schedule applies to applications initiated after the effective date of the Seventeenth Amendment to Commitment to Purchase Financial Instrument and HFA Participation Agreement.</p> <p>The Loan Refinancing Assistance Pilot Project will target Oregon homeowners with negative equity mortgages, who have recovered from unemployment, underemployment or financial distress and show the capability to pay a mortgage payment based on a principal amount reflective of the current market value of the home. There are two structures that will be utilized to accomplish the refinance, depending on restrictions affecting the loan holder.</p> <p>Loan Purchase Structure: Under the Loan Purchase Structure, OAHAC, after review and approval by Oregon Housing and Community Services (OHCS), will provide funding for the purchase of loans on behalf of homeowners. All as part of one concurrent and seamless transaction, the loan will be purchased in accordance with a funding agreement with OAHAC, for a price that is at or below the current appraised value and at least 10 percent below the current unpaid principal balance of the loan. A new, affordable loan based on a principal amount equal to or lesser than the home’s current appraised value will be originated.</p> <p>Short Sale Structure: The Short Sale Structure will be utilized in the event the holder of the loan is subject to certain restrictions, operationally and/or legally, with respect to a loan sale transaction. In this scenario, OAHAC will utilize its contractor, Further 2 Development LLC (“Further”), to facilitate a short sale. All as part of one concurrent and seamless transaction, the home will be sold to Further for a price that is at or below the current appraised value and at least 10% below the current unpaid principal balance of the loan. Title to the home will be transferred to Further and then back to the homeowner through a newly originated affordable loan for the homeowner at a principal amount equal to or lesser than the home’s current appraised value. That new loan will be assigned to OHCS, in accordance with a funding agreement with OAHAC.</p> <p>The end result will be the same under either structure: the homeowner remains in the home with a new, affordable loan.</p>
-----------------------------------	---

<p>2. Program Goals</p>	<p>The Loan Refinancing Assistance Pilot Project’s goals are to assist homeowners escape negative equity situations, help to slow the ongoing decline in property value, and provide approved homeowners with reliable, affordable, sustainable mortgages.</p>
<p>3. Target Population/ Areas</p>	<p>The Program will be available in select Oregon counties and focus exclusively on homeowners who have recovered from a financial hardship, are saddled with negative equity mortgages, and demonstrate the capability to pay a loan refinanced to an amount that is equal to or less than the home’s current value.</p>
<p>4. Program Allocation (Excluding Administrative Expenses)</p>	<p>\$12,000,000.00</p>
<p>5. Borrower Eligibility Criteria</p>	<p>The borrower must have a current household income equal to or less than 150 percent of state median income. A borrower who has a loan financed in whole or in part by bonds that are tax exempt under IRC section 143 is presumed to satisfy income limits.</p> <p>The borrower must demonstrate the ability to meet standard payment ratios for at least the home’s current appraised value.</p> <p>The borrower must complete and sign a financial hardship affidavit attesting to the prior loss of income or other applicable financial hardship.</p> <p>The borrower, in connection with a mortgage or real estate transaction, cannot have been convicted, within the last 10 years, of any one of the following: (A) felony larceny, theft, fraud or forgery, (B) money laundering or (C) tax evasion. The borrower must meet criteria as defined in program guidelines.</p>

<p>6. Property/Loan Eligibility Criteria</p>	<p>The subject property must be an owner-occupied, primary residence and be located in Oregon.</p> <p>The subject property must be a one-unit, single-family residence that is not a condominium.</p> <p>The unpaid principal balance of the borrower’s first-lien mortgage cannot exceed \$499,000.</p> <p>Loans must be purchased at or below appraised market value of the home.</p> <p>The new loan cannot have a debt-to-income ratio in which PITIA is greater than 35 percent of total income and total household debt is greater than 45 percent of total income. Exceptions to the maximum debt-to-income ratio may be considered based on the borrower’s creditworthiness.</p> <p>Loans can only be purchased if the lender/servicer has discounted the price of the loan by at least 10 percent of the current unpaid principal balance.</p> <p>The loan must meet criteria as defined in the program guidelines.</p>
<p>7. Program Exclusions</p>	<p>The borrower cannot be in active bankruptcy.</p> <p>The borrower’s first-lien mortgage cannot be a home equity line of credit, third party contract, or other private party loan.</p> <p>The borrower cannot own other residential real property.</p> <p>Employees of contractor Further.</p>
<p>8. Structure of Assistance</p>	<p>The new mortgage will be for a term of 30 years, carry a fixed interest rate (to be set by OAHAC and applied uniformly for all borrowers) and the loan amount will be set at an amount equal to or less than the current appraised value of the home.</p> <p>The Program is setup as a revolving fund generating revenue in excess of the original allocation to fund additional loans. It is expected that OHCS will sell or refinance these loans at some point before December 31, 2020. The Program shall recycle recovered funds in order to provide additional program assistance, or cover costs associated with the management of the portfolio, in accordance with the Agreement.</p>

9. Per Household Assistance	The initial average household assistance amount is estimated to be \$135,000. Following repayment, refinance, or sale of the portfolio including interest received and gains realized, estimated household assistance amount could range from \$20,000 to \$40,000.
10. Duration of Assistance	Assistance will be provided in a one-time transaction to close the new affordable loan with high touch servicing. Any required counseling will be provided by HUD-approved agencies using non-HHF resources.
11. Estimated Number of Participating Households	It is estimated that 200 homeowners will receive assistance. If market conditions support continued program viability and the portfolio can be revolved at a favorable price before December 31, 2020, program funds could be revolved to help additional homeowners.
12. Program Inception/Duration	The program began in October 2011 and is expected to last until December 2019.
13. Program Interactions with Other Programs (e.g. other HFA programs)	None.
14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	It is expected that this HHF investment will leverage \$30 million in permanent mortgages. Additionally, any gains realized through third-party mortgage refinancing or secondary mortgage market loan sales due to discounts received at the time of transaction will be reinvested throughout the program period.

SERVICE SCHEDULE B-6

**Oregon Affordable Housing Assistance Corporation
Rebuilding American Homeownership Assistance Pilot Project
Summary Guidelines**

1. Program Overview	<p>The Program will provide funds to assist homeowners who have minimal or negative equity and are seeking to refinance their existing loans.</p> <p>Under the Program, funds will be provided at closing to be used to fund a new mortgage.</p>
2. Program Goals	<p>To allow homeowners to refinance into a new loan that will permit the homeowner to rebuild equity in their home faster than their existing mortgage loan(s) currently allow, or to lower their monthly payment amount.</p>
3. Target Population/ Areas	<p>The Program will be available in selected pilot counties per program guidelines.</p>
4. Program Allocation (Including Administrative Expenses)	<p>\$15,000,000.00</p>
5. Borrower Eligibility Criteria	<p>The borrower must demonstrate a gross monthly income-to-PITIA ratio not to exceed 45 percent.</p> <p>The borrower must complete and sign a financial hardship affidavit attesting to the prior loss of income or other applicable financial hardship.</p> <p>The homeowner, in connection with a mortgage or real estate transaction, cannot have been convicted, within the last 10 years, of any one of the following: (A) felony larceny, theft, fraud or forgery, (B) money laundering or (C) tax evasion.</p> <p>The borrower must meet certain creditworthiness standards as defined in program guidelines.</p>

<p>6. Property/Loan Eligibility Criteria</p>	<p>The subject property must be a one-unit, single-family, owner-occupied, primary residence and be located in Oregon.</p> <p>The unpaid principal balance of all of the borrower’s mortgage liens cannot exceed 80 percent of the Federal Housing Administration loan limit for calendar year 2016, as effective on November 17, 2015, for the county in which the subject property is located.</p> <p>The borrower must not have any payment 30 days late or more within the past 6 months on each existing mortgage lien.</p> <p>The borrower must not have more than one payment 30–59 days late within the past 12 months on each existing mortgage lien.</p> <p>The borrower must have a combined loan-to-value ratio between 95% and 140%.</p> <p>The borrower must not have any payment 60 days or more late within the past 12 months on each existing mortgage lien.</p> <p>The interest rate of the borrower’s first-lien mortgage must meet certain standards as defined in program guidelines.</p>
<p>7. Program Exclusions</p>	<p>The borrower cannot be in active bankruptcy.</p> <p>The borrower cannot have any home equity line of credit except for a home equity line of credit originated as a second-lien mortgage concurrent with the borrower’s first-lien mortgage.</p> <p>The borrower cannot own other residential real property.</p> <p>The borrower’s first-lien mortgage cannot be owned or guaranteed by Freddie Mac or Fannie Mae.</p> <p>The borrower cannot have received assistance under any other Oregon HHF program.</p>
<p>8. Structure of Assistance</p>	<p>The Program is envisioned to fund a new loan to the homeowner without providing any principal reduction or principal forgiveness.</p> <p>Funding from the Program will be structured in one of two ways:</p> <ul style="list-style-type: none"> • a new 15-year loan at 4% • a new 30-year loan at 5%

	It is the expectation that OHCS will sell or refinance these loans at some point before December 31, 2020. OHCS will work with Treasury to determine the appropriate disposition for these loans before that date. The Program shall recycle recovered funds in order to provide additional program assistance or cover costs associated with the management of the portfolio in accordance with the Agreement.
9. Per Household Assistance	The initial average household assistance amount is estimated to be \$200,000. Following repayment, refinance, or sale of the portfolio including interest received on the portfolio, estimated household assistance amount could be as low as \$5,000 to \$15,000.
10. Duration of Assistance	Assistance will be provided in a one-time transaction to close the new affordable loan.
11. Estimated Number of Participating Households	It is estimated that 50 homeowners will receive assistance. If the portfolio could be revolved at a favorable price before December 31, 2020, program funds could be revolved to help additional homeowners.
12. Program Inception/ Duration	The Program began in June 2013 and is expected to last until December 31, 2019.
13. Program Interactions with Other Programs (e.g. other HFA programs)	None.
14. Program Interactions with HAMP	None.
15. Program Leverage with Other Financial Resources	None.

SCHEDULE C
PERMITTED EXPENSES

	Oregon
<i>One-time / Start-Up Expenses:</i>	
Initial Personnel	\$573,172.00
Building, Equipment, Technology	\$327,965.00
Professional Services	\$96,634.00
Supplies / Miscellaneous	\$7,652.00
Marketing /Communications	\$2,696.00
Travel	\$9,789.00
Website development /Translation	\$36,600.00
Contingency	
Subtotal	\$1,054,508.00
<i>Operating / Administrative Expenses:</i>	
Salaries	\$24,494,500.45
Professional Services (Legal, Compliance, Audit, Monitoring)	\$6,929,840.22
Travel	\$198,648.09
Buildings, Leases & Equipment	\$2,374,366.75
Information Technology & Communications	\$941,939.59
Office Supplies/Postage and Delivery/Subscriptions	\$1,025,254.70
Risk Management/ Insurance	\$261,730.00
Training	\$64,556.89
Marketing/PR	\$476,716.40
Miscellaneous	\$10,752.23
Subtotal	\$36,778,305.32
<i>Transaction Related Expenses:</i>	
Recording Fees	\$3,263,043.60
Wire Transfer Fees	\$317,764.71
<i>Counseling Expenses</i>	
File Intake	\$0.00
Decision Costs	\$0.00
Successful File	\$16,267,160.01
Key Business Partners On-Going	\$0.00
Subtotal	\$19,847,968.32
Grand Total	\$57,680,781.64
% of Total Award	18.34%
Award Amount	\$314,578,350.00