



Louisiana Housing
Corporation

Last Updated: April 20, 2021



The Key to Homeownership

New Partnership between and **Lakeview Loan Servicing** and **Louisiana Housing Corporation** using conventional loan options to help Louisiana Residents realize their homeownership dream.

Qualifies as an approved Community Second and Affordable Second provider of down payment assistance under Fannie Mae and Freddie Mac guidelines.



FannieMae.

Freddie Mac



Louisiana Housing
Corporation



2



Benefits

- Up to **5%** assistance for down payment, closing costs and/or prepaid items.
- First-time homebuyer requirement does not apply.
- Reduced mortgage insurance options available.
- No additional bond documents or compliance package required.
- Competitive **30-year** fixed rate mortgages.

Program Highlights

- Purchase transactions only.
- Eligible property types:
 - 1-2 unit primary residences
 - 2 units: Fannie Mae HFA Preferred only
 - Townhomes
 - PUDs
 - Condominiums
 - Leaseholds
- Proceeds can be used for **100%** of the borrower's down payment.
- Rates are posted daily on [Louisiana Housing Corporation's website](#).

*Please refer to the [product matrix](#) for complete program guidelines.
(www.LakeviewCorrespondent.com/MRN/Product Matrices)*

Program Highlights, continued

Home Buyer Education

- Required for all first-time homebuyers.
- Must be completed prior to close and Lender must retain the certificate of completion in the loan file.
- Online or in person Homebuyer Education course must:
 - meet both LHC and Agency guidelines and
 - meet the standards defined by the National Industry Standards for Homeownership Education and Counseling or be HUD approved.

*Please refer to the [product matrix](http://www.LakeviewCorrespondent.com/MRN/Product%20Matrices) for complete program guidelines.
(www.LakeviewCorrespondent.com/MRN/Product Matrices)*

Income Limits

- **Program Income Limit:** Currently at **\$99,000**.
 - Use [Fannie Mae's income lookup tool](#) or [Freddie Mac's income lookup tool](#), (as applicable), to find AMI information.
 - Different pricing options may apply depending on product selected. (Less than or equal to 80% AMI vs greater than 80% AMI.)
- **All verified qualifying income must be applied against the applicable program income limit.**
 - Household income does not apply, only the borrower's income.

Qualifying Income

Lender must attempt to verify all income listed on the application or disclosed through the loan process.

- What is the definition of **disclosed through the process**?
 - Listed on the 1003
 - Shown on the pay stubs
 - Shown on a written verification of employment
 - Shown on tax documents
- If the additional income does not meet investor guidelines (ex. one-time bonus), it does not need to be added to the application and run through the AUS. However, the **Underwriter must indicate** on the 1008 **why it was not used for qualification**.

Example: “Verified that borrower’s bonus was one-time and therefore did not use it.”

Qualifying Income Examples

Example 1

- The 1003 lists a second job, but it is not needed to pass ratios.

Does the income need to be developed?

- **Yes**, review the income documentation and determine if the income meets the guidelines: continuity, history, etc.
 - » **If it does**, add it to the LOS and run through AUS for qualification.
 - » **If it does not**, underwriter documents why.

Example 2

- The Underwriter reviews a pay stub and sees a bonus or overtime income that was not listed on the 1003.

Does the income need to be developed?

- **Yes**, review income documentation and determine if the income meets guidelines: continuity, history, etc.
 - » **If it does**, add it to the 1003, LOS, and run through AUS for qualification.
 - » **If it does not**, Underwriter documents why.

Premier Program- First Mortgage Loans

- Fannie Mae's **HFA Preferred** loans and Freddie Mac **HFA Advantage** loans only.
 - Standard Freddie Mac and Fannie Mae loan products are not permitted.
- **LTV/CLTV:** Up to maximum **97%/105%**
- All Borrowers must have a **FICO score** of no less than **640**.
- **Maximum DTI:** The **lesser of 50% or what AUS approves**.
- **Underwriting:** **Approve/Eligible** from DU or **Accept/Eligible** from LPA; manual underwriting and/or non-traditional credit are not permitted.
- **Employment and income documentation follow DU/LPA findings**, with a few exceptions:
 - Tax transcripts are required when utilizing 1040 income, working for family, or using WVOE as stand-alone income verification.

*Please refer to the [product matrix](http://www.LakeviewCorrespondent.com/MRN/Product%20Matrices) for complete program guidelines.
(www.LakeviewCorrespondent.com/MRN/Product Matrices)*

Premier Program- First Mortgage Loans, continued

- Lower “Charter or Custom” Mortgage Insurance coverage is available for loans with **AMI ≤ 80%**.

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

- See the product matrix for more information.

In the case of conflicting guidelines, lender must follow the more restrictive guidelines of the HFA program, Fannie Mae or Freddie Mac (as applicable), Mortgage Insurer, Lender, or Lakeview Loan Servicing.

Premier Program-Second Mortgage

- Refer to Louisiana Housing Corporation Premier Conventional Program guidelines for all second mortgage requirements.
- **3%, 4% or 5%, Down Payment Assistance options.**
- **Assistance is in the form of a 3-Year Forgivable Second Mortgage.**
 - **0% interest**, no payments are required.
 - Forgiven at **1/36th per month.**
 - Second loan proceeds are advanced by the originating lender. Lenders will be reimbursed for the second mortgage at the time of first loan purchase by Lakeview.
 - Second mortgage documents will be sent to lenders by LHC.

Premier Program- Second Mortgage, continued

Second Loan Representation in DU and LPA

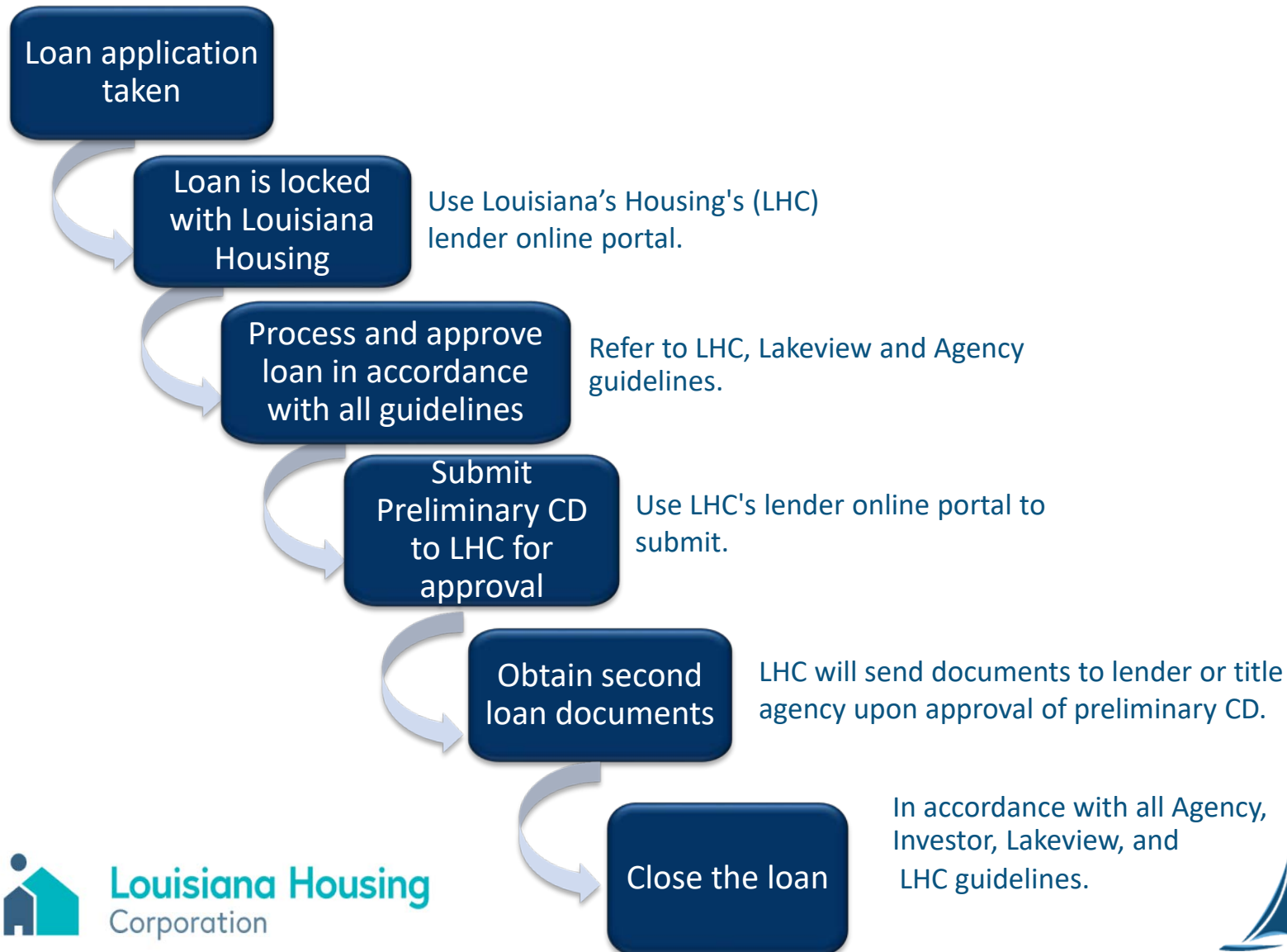
- Within **DU**, second loans are entered as a **liability** and in the **Community Lending** section. Remember to fill out the correct **repayment type** for the **Community Second** as well. Use **“Payments deferred”**.
- Within **LPA**, the second loan information used to be entered in the **Total Gift Fund** field in the **Assets and Reserve** section. **As of March first, this changed.**
 - Enter the second loan information into the section entitled: **Other New Mortgage Loans on the Property You are Buying or Refinancing.**
 - Click the circle **Yes** under the question: **“Is the Other New Mortgage an Affordable Second?”**.
 - Click the circle **Yes** under the question: **“Is the Affordable Second Payment Deferred?”**.

Other Program Information

Fees:

- Lenders may charge mortgage related fees that are reasonable and customary.
- **No** origination fees permitted.
- Recording fees are the only allowable fees **on second DPA liens**.
- Program does not allow discount points to be charged to borrower(s).
- Netted at purchase by Lakeview Loan Servicing:
 - Correspondent lender fees: **\$400 funding fee, \$10 flood cert fee, \$75 tax service fee, and \$75 compliance fee**
 - 100% of the amortized balance of the first and second DPA mortgage
 - **SRP 2%** of the amortized balance of the first mortgage the date of purchase
 - Accrued interim interest up to the date of purchase

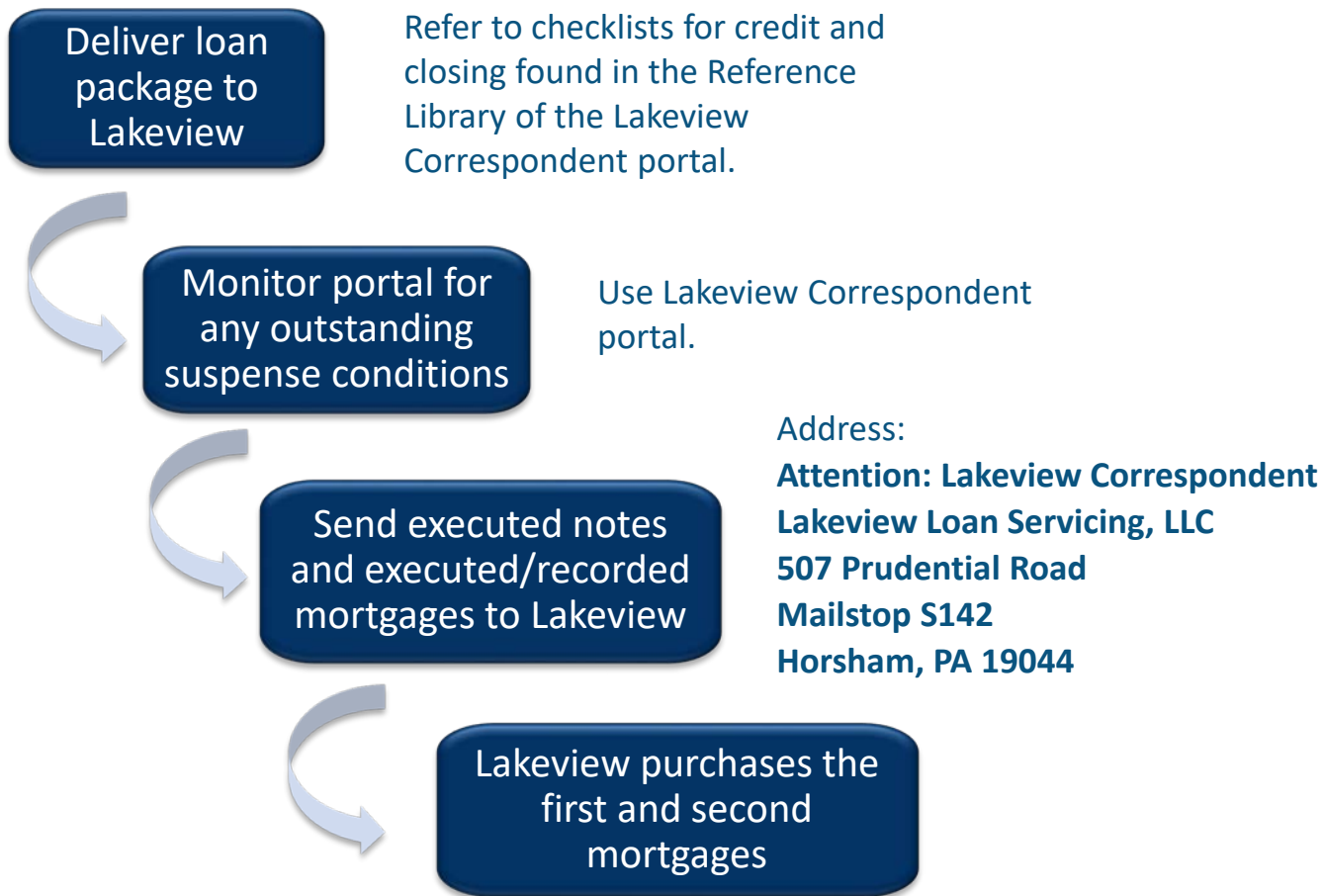
The Process



Louisiana Housing
Corporation



The Process, continued

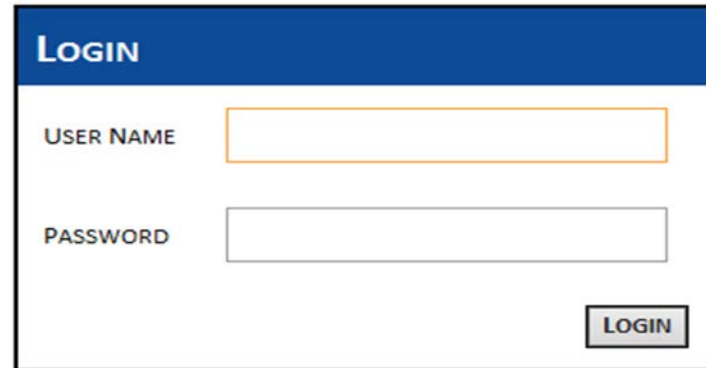


Louisiana Housing Corporation –Portal Access

- To request an User ID and password, please email the following information to singlefamily@lhc.la.gov.
 - Name
 - Position
 - Company Name
 - Physical Address
 - Phone Number
 - Fax Number
 - Email Address
 - Chums # (if underwriter)
- When entering the address, phone and fax numbers, please enter your actual location, not the home office.
- Once you are set up in the system, you will receive an email from Sonja Andrews (ssmith@lhc.la.gov) or Cody Henderson (chenderson@lhc.la.gov) with your user ID and password in it. Once you receive this email, you will be able to log into the system and complete your lock/reservation request.

Louisiana Housing Corporation –Locking Loan

- Go to website: <https://webapps4.lhc.la.gov> and Log into the LHC Online Reservation System.



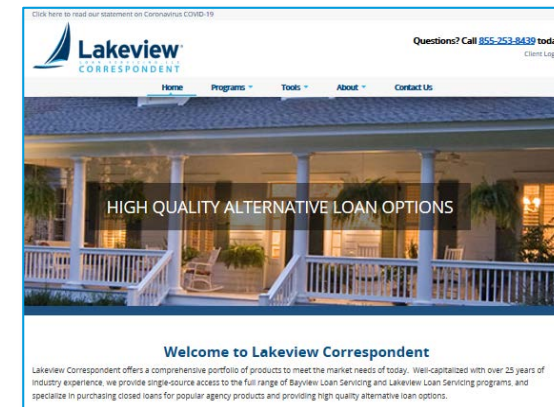
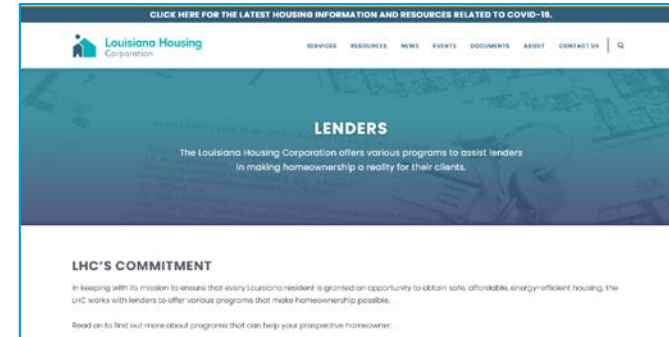
[REGISTER](#)
[RESET PASSWORD](#)

VERSION: 12.0.11

- Fill in all fields or upload a 3.2 file from your LOS
- For complete step-by step instructions on LHC's system, refer to the job aid posted on [Louisiana Housing Corporation's Website](#). If at any time assistance is needed, please contact LHC Single Family at (225) 763-8700.

On-Line Resources

- For more information or questions about the **Louisiana Housing Corporation Premier Program** options, refer to the [Louisiana Housing Corporation Website](#).
- For more information or questions about the **First Mortgage or delivery process** go to the Lakeview Correspondent Portal at: www.lakeviewcorrespondent.com
 - Please note access to the site may be limited by your organization. Follow your internal process for obtaining information on program details.



Lakeview Correspondent Portal MRN/Evolve

Here you will find:

1. Announcements
2. Product Matrix Documents for all the affordable lending programs
3. Seller Guides
4. Reference library which houses:
 - Quick reference guide
 - Compliance FAQs
 - Delivery file checklist for closing and credit
 - Sample documents
5. Training Resources

Lakeview LOAN SERVICING **BAYVIEW** ACQUISITIONS, LLC

Main → **Announcements**

Loan Registration/Lock/Pricing

Current Rate Sheet

Broker Current Rate Sheet

(3021) BayView/Lakeview UW
- Deliver Loans & Reporting

(3031) BayView/Lakeview Wholesale
- Deliver Loans & Reporting

Announcements

Product Matrix Documents

Origination Guides

Exclusionary List

Services Ordering

Reference Library

(6033) BayView/Lakeview Closed Loan
- Deliver Loans / TDOCS
- Titanium ULDD/XML Upload
- Reporting

(6034) BayView/Lakeview MSR
- Deliver Loans / TDOCS
- Reporting

Post Purchase
- Reporting

Announcements

Product Matrices and Resources - Bayview

Product Matrices and Resources - Lakeview

Product Matrices - Lakeview Affordable Lending

Seller Guides

Exclusionary List

Reference Library

Training Resources

User Profile

Logout

Descriptions

- [C2021-05 - DACA Update, metroDPA expansion and Post Funding Adjustments](#)
- [2021 All Announcements](#)
- [C2021-04 South Carolina Housing and 4506-C Update](#)
- [C2021-03 - IRS Tax Return and Transcript Requirements, FNMA and FHA Updates](#)
- [COVID-19-07 FAQs](#)
- [C2021-02 - Jumbo Product Expansions and Updates](#)
- [C2021-01 - FHA and Freddie Mac Updates](#)
- [2020 All Announcements](#)
- [2019 All Major Disaster Announcements](#)
- [2019 All Announcement](#)
- [2019 All Bayview Announcements](#)

* Documents in PDF format require Adobe PDF Reader to view.



Questions?

Topic	Who to contact
General Product or Process	Contact your internal product development or training team.
Pricing and Program Guidelines	Pricing and guidelines are available in most product and pricing engines. Contact your internal lock desk on how to access pricing.
Loan-level Issues	Consult your Lakeview Business Development Director, Client Manager, or the Lakeview Underwriting Scenario desk (UnderwritingQuestions@Bayview.com), as applicable. Call 1-855-253-8439 and follow prompts for the applicable choice or send an email.

Questions?



Thank you!