Premier CONV Below 80% AMI Program
Program Description and Guidelines

Program Objectives	Provide assistance for homebuyers with incomes at or below 80% AMI to purchase family homes. Increase homeownership for Low to Moderate Income homebuyers.
Eligible Activity	Homeowner Assistance
Loan Purpose	Homeownership
Buy Downs	No buy downs
Approved Lenders	Lenders that have completed Premier training.
Lender Requirements	Lenders will register the 1st mortgage loan in LHC's reservation system using the LHC Premier CONV Below 80% AMI Program and will reserve the assistance under LHC Premier Assistance. No compliance package required.
Deadlines	Closed loan delivered to Servicer - 60 days Extensions are available for 15, 30, and 45 days
Fees	Compliance Fee - $125 Funding Fee - $400 Tax Service Fee - $85 Extension Fee - 0.250% - 15 days, 0.500% - 30 days, 0.75% - 45 days LHC is exempt from recordation fees per LA Revised Statute 40:600.100(C). All fees must be disclosed on the Lending Disclosure & Closing Disclosure for the first mortgage.
Lender Compensation	The Lender is not allowed to charge origination or discount points. They are allowed to charge other fees that are deemed reasonable and customary. Total Lender Compensation is 2% SRP for each loan sold to Lakeview.
Maximum Purchase Price	The Maximum Permissible Purchase Price shall not exceed the Conforming loan limits.
Mortgage Rate of First Mortgage Loan	Premier CONV 80% AMI Rates posted daily

Soft Second Loan Amount	0, 3, or 4% of Final Loan Amount
Soft Second Loan Repayment	Repayment of the principal amount of the soft second assistance shall be deferred until the loan is extinguished upon sale or refinance. The assistance will be forgiven over a three (3) year period, as long as the borrower occupies the property as their primary residence, at a rate of 1/36 each month. Within the 3-year compliance period, the balance of the Soft Second Assistance is due upon sale or refinance.
Soft Second Loan Interest	The annual percentage rate of interest on the assistance funded loan rate shall be zero (0%) percent.
First Mortgage Loan Type	Fannie and Freddie first mortgage product.
Ineligible Product Types	FHA, VA, and RD
AUS	Approved / Eligible
Term	30 yr. first mortgage, 3 yr. second mortgage
Household Income Limits	80% AMI
Credit Score	Minimum 640 credit score Minimum 660 credit score for Manufactured Housing All 3 scores are required. No manual underwrites.
Non-Traditional Credit	Not allowed
DTI	Max 50%. Max 45% for Manufactured Housing
Eligible Borrowers	No first time homebuyer requirement.
Homebuyer Education	All eligible first time homebuyers must complete Homeownership Education class that meets the National Industry Standards. The homebuyer can attend class through a HUD approved counseling agency or through an online course.
Eligible Parishes	All parishes.

Eligible Property Types	One to Two Unit Primary Residence, Townhouses, Condos Manufactured Requirements Must not have been constructed prior to 1994 Titled as Real Estate Permanently affixed Single Wides are acceptable under conventional loan products
Ineligible Property Types	Three or Four Units, Vacation / Second Homes, Mobile / Recreational, Timeshares, Community Land Trusts, Working Farms and Ranches, Unimproved Land, Leaseholds, Condotels, Geodesic Domes
Number of Units	2
Non-Arm's Length Transactions	Follow Loan Product Guidelines
Documents Required to Reserve Funds	Borrower must present a legally binding purchase agreement with application for funds when applying for assistance under the program. Properties must be essentially "move in" ready when the purchase agreement is executed. Application date is based on the date that a complete application is received by an LHC approved lender. Lenders will reserve the loan funds in LHC's reservation system. All applicants will be served on a "first come, first served" basis.
Program Administrator and Compliance	Louisiana Housing Corporation 2415 Quail Drive Baton Rouge, LA 70808 Attention: Single Family
Second Mortgage Loan Payee	Second Mortgage will be made payable to Louisiana Housing Corporation. LHC's Mortgagee Clause Louisiana Housing Corporation ISAOA/ATIMA 2415 Quail Drive Baton Rouge, LA 70808
Employment / Income Verification	Follow AUS findings
Assumptions	Not allowed
Insurance Requirements	Eligible properties must be insured with standard homeowner's coverage with wind/hail insurance and flood insurance (if required) in an amount equal to the first mortgage balance. Conventional Loans at 80% AMI have reduced Mortgage Insurance

	LTV 95.01 - 97%: 18% LTV 90.01 - 95%: 16% LTV 85.01 - 90%: 12% LTV 80.01 - 85%: 6%
Physical Standard / Inspections	All properties must meet Parish Building Code requirements, Zoning Code requirements and the physical standards and inspection procedures of the Fannie Mae or Freddie Mac mortgage loan product associated with the First Mortgage Loan.
Occupancy Requirements and Hardship	Program recipients must occupy the purchased unit as their principal residence for at least three (3) years in order to receive forgiveness for 2nd mortgage indebtedness. Failure to do so without the written permission of LHC will result in the soft second balance being immediately due and payable as described under the Second Mortgage Repayment above.
Co-Signers / Non-Occupant Co-Borrowers	Co-signers and Non-occupant Co-Borrowers are not allowed.
Legal	LHC will provide the lender or title company the Second Mortgage Promissory Note and Second Mortgage Instrument that will need to be executed at the time of closing. Within 30 days of closing the lender or its designated title company will deliver the following Soft Second Mortgage Loan documents directly to Lakeview: 1. Original Second Mortgage Promissory Note 2. Recorded Certified True Copy of Second Mortgage Instrument Correct mailing address is: Lakeview Loan Servicing, LLC, 507 Prudential Road, Mail Stop S142, Horsham, Pennsylvania 10944, Attention: Lakeview Correspondent
Documents	The lender will package and deliver the 1st mortgage loan with the 2nd mortgage instrument and 2nd mortgage promissory note to LHC's servicer, Lakeview, for purchase.
Requesting Closing Cost Assistance	Lenders will fund the second mortgage assistance with the first mortgage amount. Lenders are required to submit to LHC the completed Program Requisition Form - Wiring Instructions along with the Closing Disclosure 24 hours prior to the loan being closed. The assistance will be reimbursed at purchase by Lakeview.