

Land  *Home*

FINANCIAL SERVICES, INC.

TPO Mortgage SolutionsSM

Wholesale • Correspondent • Fulfillment

WITHIN REACH™

1

Down Payment assistance designed to increase
homeownership opportunities

Within Reach™

2

- Within Reach™ is a Down Payment & Closing Cost Assistance program
- This program can be used for Government home loan programs
- Proceeds from this program can be used for:
 - *Down Payment*
 - *Closing Cost*
 - *Prepaid Items**
 - *Earnest Money**



Target Clients

3



- Borrowers with lack of down payment / reserves
- Purchase Clients with no Seller Credits
- Seller can advertise Affordable Housing assistance Eligibility to qualified clients
- Within Reach™ may be used to meet the product minimum down payment investment requirement

Government Loan Programs

4

FHA / VA / USDA

Government Loan Programs

5

- 3.0% or 4.0% Community Second Mortgage based off total first loan amount
 - Including upfront MIP
- 30-year fixed term with full amortization
- FHA 203(b) in accordance with FHA guidelines
- Veterans Affairs
- Manufactured Housing Allowed (FHA & VA)
- USDA Rural Development (3% DPA only)
- No minimum borrower cash investment requirement
- Conforming loan amount only



Borrower Eligibility

6

- 620 Minimum Credit Score
- 50% DTI with AUS Approval
- 140% of the Area Median Income
- Income limits are calculated from income reported on the 1003
- Borrowers may be living rent free
- No Co-signers or Non Occupant Co-Borrowers

Purchase Price	\$315,000.00
Total Loan Amount	\$309,294.00
Total Closing Cost	\$17,171.73
Closing Cost POC	-\$875.48
Down Payment	\$5,706.00
Earnest Money Deposit	-\$500.00
Seller Credits	-\$10,000.00
Adjustments and Other Credits	-\$4.86
4% Within Reach™ DPA	-\$12,372.00
Cash to Close W/Within Reach™ 4% DPA	-\$874.61
Cash to Close W/O Within Reach™ DPA	\$11,497.39

1003 Asset Section - Government

7

- Down Payment Assistance is in the form of a Community Second
- Nothing should be detailed in the asset section

List checking and savings accounts below

Name and address of Bank, S&L, or Credit Union

Borrower Checking Account

Acct. no.	\$ X,XXX.XX
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Name and address of Bank, S&L, or Credit Union

Borrower Savings Account

Acct. no.	\$ X,XXX.XX
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Name and address of Bank, S&L, or Credit Union

Acct. no.	\$
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Details of Transaction - Government

8

- Community Second Loan Amount must show in the Subordinate financing of the Details of Transaction

VII. DETAILS OF TRANSACTION	
a. Purchase price	\$
b. Alterations, improvements, repairs	
c. Land (if acquired separately)	
d. Refinance (incl. debts to be paid off)	
e. Estimated prepaid items	
f. Estimated closing costs	
g. PMI, MIP, Funding Fee	
h. Discount (if Borrower will pay)	
i. Total costs (add items a through h)	
j. Subordinate financing	\$x,xxx.xx
k. Borrower's closing costs paid by Seller	
l. Other Credits (explain)	
m. Loan amount (exclude PMI, MIP, Funding Fee financed)	
n. PMI, MIP, Funding Fee financed	
o. Loan amount (add m & n)	
p. Cash from/to Borrower (subtract j, k, l & o from i)	

Community Second Mortgage - Government

9

- 3 Year mortgage term with a Zero (0) interest rate
- Forgiven at 1/36th of the loan repayment amount for each full calendar month over the 3-year period.
- Borrower must remain current on their mortgage for the second to be forgiven
- In the 3 year period the Community Second must be paid in when:
 - Borrower Sells the Property
 - Borrower Refinances
 - Borrower becomes delinquent on their first mortgage

AUS - Government Within Reach™

10

- Within Reach™ FHA can be underwritten using DU or LPA
- DU - Source Of Down Payment selection must be:
 - FHA - Secured Funds

Within Reach™ - Fees

11

- Compensation
 - Up To 2% Borrower Paid Compensation (BPC)
 - VA 1% maximum BPC
 - BPC cannot exceed Lender Paid Compensation (LPC) Agreement
 - BPC can be less than LPC Agreement
- LHFS Administration / Underwriting Fee
 - \$1145 Must be disclosed on LE (Borrower Paid)



Locking

12



- Loan is eligible to be locked at “Conditional Approval Status” with the Appraisal reviewed
- Locking must be completed using our eXPRESS site

Cancelation Fee

13

- \$400.00 Fee for Non Delivered Locked Loans
- Please check with your company policy when loans are to be locked.



Applies to all Within Reach™ Loan Programs



QUESTIONS

Contact your Account Executive