

MORTGAGE DEFAULT RESOLUTION PROGRAM

<p>BRIEF DESCRIPTION</p>	<p>The Arkansas Development Finance Authority (ADFA) will provide financial assistance to eligible homeowners for:</p> <ul style="list-style-type: none"> Principal assistance to be combined with a loss mitigation option to eliminate past due payments and servicer-advances, reduce the rate of interest, recast or modify payment terms, as appropriate to result in a sustainable, affordable payment.
<p>MAXIMUM AMOUNT OF ASSISTANCE PER HOMEOWNER</p>	<p>Homeowners are eligible to receive a one-time mortgage benefit of up to \$50,000 per household, to be used only for the homeowner’s primary residence.</p> <p>Homeowners are ineligible for Mortgage Default Resolution assistance if they have previously received Mortgage Reinstatement assistance.</p>
<p>HOMEOWNER ELIGIBILITY CRITERIA AND DOCUMENTATION REQUIREMENTS</p>	<ul style="list-style-type: none"> Homeowner has experienced a financial hardship after January 21, 2020 (including a hardship that began before January 21, 2020, but continued after that date), and provided an attestation describing the nature of the financial hardship Homeowner has incomes equal to or less than 150% of the area median income or 100% of the median income for the United States, whichever is greater Homeowner must be applying for assistance related to the dwelling that the homeowner owns and is the homeowner’s primary residence Property must be located within the state of Arkansas Property must not be vacant, abandoned or condemned Property must not be listed for sale or approved for a short sale or deed-in-lieu. Mortgage must be held by a lender/servicer with an NMLS number, which would include federally backed and privately funded mortgages. Private party mortgages are ineligible for assistance Identification for the Borrower & Co-borrower(s), as applicable Income documents for the Borrower & Co-borrower(s), as applicable, (e.g., federal tax return, W-2s, other wage statements, unemployment, short-term disability, social security statements, etc., unless exempt based on fact-specific proxy) <ul style="list-style-type: none"> Household income will be determined based on Borrower & Co-borrower(s) income only, as those represent the individuals financially responsible for the mortgage Proof of homeownership, ONLY if cannot be determined by HAF based on publicly available ownership records

	<ul style="list-style-type: none"> • Documents from mortgage servicer demonstrating delinquency. Documents should indicate the account number, payment amount, payment due date, total past due amount, type of loan, and payment remittance address (e.g., most recent mortgage statement, letters from mortgage holders, etc.) • Original mortgage to determine if the unpaid principal balance of which was, at the time of origination, not more than the conforming loan limit <ul style="list-style-type: none"> ○ This will ONLY be required from applicant if cannot be determined by the program based on publicly available records or coordination with the servicers <p>Additional documents that may be required based on individual situations:</p> <ul style="list-style-type: none"> • Power of attorney or probate documents, if applicable • Zero income attestation form, if applicable • Self-employment attestation form, if applicable <p>Documents to be completed within the system as part of application:</p> <ul style="list-style-type: none"> • Third-party authorization form • Financial hardship self-attestation form • Acknowledgement of Program Terms and Conditions <p>NOTE: For program documents, if the applicant needs certain accommodations, the forms can be provided in other formats (e.g., paper application, additional languages, etc.)</p>
<p>LOAN ELIGIBILITY CRITERIA SPECIFIC TO THE PROGRAM</p>	<ul style="list-style-type: none"> • Loan must delinquent by at least two payments, including any payments during a forbearance period.

MORTGAGE REINSTATEMENT PROGRAM

BRIEF DESCRIPTION	<p>The Arkansas Development Finance Authority (ADFA) will provide financial assistance for eligible homeowners to:</p> <ul style="list-style-type: none">• Eliminate delinquent mortgage payments and other delinquent amounts, including payments in forbearance, on forward mortgage or loans secured by manufactured homes.• Bring the loan fully current with no remaining delinquent amounts, and repay amounts advanced by the lender or servicer for property charges, including property taxes, property insurance, ground rents, condominium and cooperative maintenance fees, planned unit development fees, and other fees the servicer may have paid to protect the lien position.• Receive up to six (6) months of mortgage payment assistance – provided to households with annual median income <100%.• Receive up to three (3) months of mortgage payment assistance – provided to households with annual median income between 100 % - 150%
MAXIMUM AMOUNT OF ASSISTANCE PER HOMEOWNER	<p>Homeowners are eligible to receive a one-time mortgage reinstatement, which may include monthly payment assistance, the total of which may not exceed \$50,000 per household, to be used only for the homeowner’s primary residence.</p> <p>Homeowners are ineligible for Mortgage Reinstatement, which may include monthly payment assistance, if they have previously received Mortgage Default Resolution assistance</p>

HOMEOWNER
ELIGIBILITY CRITERIA
AND
DOCUMENTATION
REQUIREMENTS

- Homeowner has experienced a financial hardship after January 21, 2020 (including a hardship that began before January 21, 2020, but continued after that date), and provided an attestation describing the nature of the financial hardship
- Homeowner has incomes equal to or less than 150% of the area median income or 100% of the median income for the United States, whichever is greater
- Homeowner must be applying for assistance related to the dwelling that the homeowner owns and is the homeowner's primary residence
- Property must be located within the state of Arkansas
- Property must not be vacant, abandoned or condemned
- Property must not be listed for sale or approved for a short sale or deed-in-lieu
- Mortgage must be held by a lender/servicer with an NMLS number, which would include federally backed and privately funded mortgages. Private party mortgages are ineligible for assistance
- Identification for the Borrower & Co-borrower(s), as applicable
- Income documents for the Borrower & Co-borrower(s), as applicable, (e.g., federal tax return, W-2s, other wage statements, unemployment, short-term disability, social security statements, etc., unless exempt based on fact-specific proxy)
 - **Household income will be determined based on Borrower & Co-borrower(s) income only, as those represent the individuals financially responsible for the mortgage**
- Proof of homeownership, ONLY if cannot be determined by HAF based on publicly available ownership records
- Documents from mortgage servicer demonstrating delinquency. Documents should indicate the account number, payment amount, payment due date, total past due amount, type of loan, and payment remittance address (e.g., most recent mortgage statement, letters from mortgage holders, etc.)
- Original mortgage to determine if the unpaid principal balance of which was, at the time of origination, not more than the conforming loan limit
 - This will ONLY be required from applicant if cannot be determined by the program based on publicly available records or coordination with the servicers

Additional documents that may be required based on individual situations:

- Power of attorney or probate documents, if applicable
- Zero income attestation form, if applicable
- Self-employment attestation form, if applicable

Documents to be completed within the system as part of application:

- Third-party authorization form
- Financial hardship self-attestation form
- Acknowledgement of Program Terms and Conditions

NOTE: For program documents, if the applicant needs certain accommodations, the

	forms can be provided in other formats (e.g., paper application, additional languages, etc.)
--	--

<p>LOAN ELIGIBILITY CRITERIA SPECIFIC TO THE PROGRAM</p>	<ul style="list-style-type: none"> • Loan must delinquent by at least two payments, including any payments during a forbearance period.
--	--

FORM OF ASSISTANCE	Assistance will be structured as a non-recourse grant.
--------------------	--

PAYMENT REQUIREMENTS	Payments will be disbursed directly to mortgage lenders and servicers.
----------------------	--

REVERSE MORTGAGE REINSTATEMENT PROGRAM

<p>BRIEF DESCRIPTION</p>	<p>The Arkansas Development Finance Authority (ADFA) will provide financial assistance for eligible homeowners to:</p> <ul style="list-style-type: none"> • Assist senior homeowners who are in danger of losing their home to foreclosure due to their inability to pay required property expenses associated with their reverse mortgage loan. • Reimburse reverse mortgage servicers for amounts advanced on behalf of senior homeowners to pay property taxes, homeowner’s insurance, homeowner’s association dues or assessments and other ADFA approved property-related expenses. These amounts will “reinstate” the reverse mortgage and stop the default condition and impending foreclosure. • Provide an advance of the approved property expenses for an additional twelve (12) months to enable the homeowner time to work with a HUD counselor and develop a plan to recover of their hardship.
<p>MAXIMUM AMOUNT OF ASSISTANCE PER HOMEOWNER</p>	<ul style="list-style-type: none"> • Senior homeowners are eligible to receive a one-time mortgage reinstatement of past due property charges and up to twelve (12) months of future property charge expenses, the total of which may not exceed \$50,000 per household, to be used only for the senior homeowner’s primary residence. • Senior homeowners are ineligible for forward Mortgage Reinstatement, which may include monthly payment assistance, and/or forward Mortgage Default Resolution Assistance if they have previously received a Mortgage Reinstatement for a Reverse Mortgage.
<p>HOMEOWNER ELIGIBILITY CRITERIA AND DOCUMENTATION REQUIREMENTS</p>	<ul style="list-style-type: none"> • Homeowner has experienced a financial hardship after January 21, 2020 (including a hardship that began before January 21, 2020, but continued after that date), and provided an attestation describing the nature of the financial hardship • Homeowner has incomes equal to or less than 150% of the area median income or 100% of the median income for the United States, whichever is greater • Homeowner must be applying for assistance related to the dwelling that the homeowner owns and is the homeowner’s primary residence • Property must be located within the state of Arkansas • Property must not be vacant, abandoned or condemned • Property must not be listed for sale or approved for a short sale or deed-in-lieu • Mortgage must be held by a lender/servicer with an NMLS number, which would include federally backed and privately funded mortgages. Private party mortgages are ineligible for assistance • Identification for the Borrower & Co-borrower(s), as applicable

	<ul style="list-style-type: none"> • Income documents for the Borrower & Co-borrower(s), as applicable, (e.g., federal tax return, W-2s, other wage statements, unemployment, short-term disability, social security statements, etc., unless exempt based on fact-specific proxy) <ul style="list-style-type: none"> ○ Household income will be determined based on Borrower & Co-borrower(s) income only, as those represent the individuals financially responsible for the mortgage • Proof of homeownership, ONLY if cannot be determined by HAF based on publicly available ownership records • Documents from reverse mortgage servicer demonstrating delinquency associated with advance property expenses. Documents should indicate the account number, advanced amount, date of property expense advance(s), type of loan, and payment remittance address. • Reverse mortgage documentation to determine if the original loan amount, at the time of origination, is not more than the conforming loan limit <ul style="list-style-type: none"> ○ This will ONLY be required from applicant if cannot be determined by the program based on publicly available records or coordination with the servicers <p>Additional documents that may be required based on individual situations:</p> <ul style="list-style-type: none"> • Power of attorney or probate documents, if applicable • Zero income attestation form, if applicable • Self-employment attestation form, if applicable <p>Documents to be completed within the system as part of application:</p> <ul style="list-style-type: none"> • Third-party authorization form • Financial hardship self-attestation form • Acknowledgement of Program Terms and Conditions <p>NOTE: For program documents, if the applicant needs certain accommodations, the forms can be provided in other formats (e.g., paper application, additional languages, etc.)</p>
<p>LOAN ELIGIBILITY CRITERIA SPECIFIC TO THE PROGRAM</p>	<ul style="list-style-type: none"> • Reverse mortgage loan must be in default as evidenced by reverse mortgage lender advancement of delinquent property charges.
<p>FORM OF ASSISTANCE</p>	<ul style="list-style-type: none"> • Assistance will be structured as a non-recourse grant.
<p>PAYMENT REQUIREMENTS</p>	<ul style="list-style-type: none"> • Payments will be disbursed directly to reverse mortgage lenders and servicers.