

Mortgage Reinstatement Program – Term Sheet

\$15,000 Grant Program

Dated: July 1, 2023

This version replaces ALL previous versions.

Criteria	Terms
Brief Description	<p>Provide funds to eliminate or reduce past due payments and other delinquent amounts, including payments under a forbearance plan, on forward mortgages, reverse mortgages, loans secured by manufactured homes, or contracts for deed.</p> <p>HAF Funds may be used to reinstate the mortgage(s) and/or other related housing expenses, which may include property taxes, hazard insurance premiums, flood or wind insurance premiums, ground rents, condominium fees, cooperative maintenance fees, planned unit development fees, homeowners' association fees or utilities. Reinstatements can also include fees advanced to protect the subject property lien position. Payment may also include any reasonably required legal fees.</p> <p>HAF funds will be used only after other loss mitigation options offered by the servicer are considered, or where, without HAF funds, the homeowner would not qualify for that loss mitigation option.</p>
Maximum Amount of Assistance Per Homeowner	Each Homeowner will be eligible for a grant up to \$15,000 depending on program application and eligibility.

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<p>Homeowner Eligibility and Documentation Requirements</p>	<p>The primary goal in determining the documentation requirements is to ensure compliance with Treasury guidelines, but also to ensure that the process is not burdensome on an applicant, especially those that are traditionally undeserved or may have difficulty in navigating traditional government assistance programs.</p> <p>Eligible homeowners:</p> <ul style="list-style-type: none">• Has a household income as set forth in the program guidelines that also conforms with the U.S. Treasury’s guidelines and HUD’s Homeowner Assistance Fund Income Limits Summary.• Has a demonstrable hardship caused by COVID-19 that began on or after January 21, 2020.• Is the owner of the dwelling (up to four units) and it is the primary residence (owner-occupied) of the applicant (this can include a manufactured/mobile home on rented space).
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<p>Homeowner Eligibility and Documentation Requirements (cont.)</p>	<p>Documents Required:</p> <ul style="list-style-type: none"> • Application Form/Agency Intake Form • Attestation of COVID-19 Impact • Attestation that homeowner will remain in home for one year • Current mortgage statement • Income Verification • Valid Identification <p>Other documents already collected under a normal housing counseling process (for example, documents required by NeighborWorks or HUD counseling programs) for the household which could include:</p> <ul style="list-style-type: none"> • YTD income from paystubs • Profit and loss statements and tax return for self-employed • 2021 Social Security award letters • Child support • Regularly scheduled payments (including rental income) • 3 months bank statements • Utility bill to show occupancy • Tax returns if appropriate • 3rd party authorization so you can speak to servicer • If divorced, need divorce decree and/or a quitclaim deed • If HOA, need HOA statement to show what is owed.
<p>Loan Eligibility Criteria Specific to the Program</p>	<p>Must be delinquent by at least one installment payment (including payments missed during a forbearance period) or otherwise in default, as reflected in documentation from the payee or the payee’s agent. The grant should bring the homeowner current unless other arrangements have been made to ensure the homeowner can remain in the home. This program shall have NO housing to income ratio (HTI) requirements.</p>
<p>Form of Assistance</p>	<p>Assistance will be structured as a non-recourse grant.</p>

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Payment Requirements	Funds will be paid, as applicable, to the mortgage servicer or other third-party payee validated by the HAF Program Administrator as an approved housing expense payee authorized to collect eligible charges in accordance to the reinstatement of housing expenses. Payments are NOT made to homeowner.
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Mortgage Reinstatement Program – Term Sheet

\$60,000 Grant Program

Dated: September 1, 2022

This version replaces ALL previous versions

Criteria	Terms
Brief Description	<p>Provide funds to eliminate or reduce past due payments and other delinquent amounts, including payments under a forbearance plan, on forward mortgages, reverse mortgages, loans secured by manufactured homes, or contracts for deed.</p> <p>HAF Funds may be used to reinstate the mortgage(s) and /or other related housing expenses, which may include property taxes, hazard insurance premiums, flood or wind insurance premiums, ground rents, condominium fees, cooperative maintenance fees, planned unit development fees, homeowners’ association fees or utilities. Reinstatements can also include fees advanced to protect the subject property lien position. Payment may also include any reasonably required legal fees.</p> <p>HAF funds will be used only after other loss mitigation options offered by the servicer are considered, or where, without HAF funds, the homeowner would not qualify for that loss mitigation option.</p>
Maximum Amount of Assistance Per Homeowner	<p>Each Homeowner will be eligible for a grant up to \$60,000 depending on program application and eligibility. The stated grant limit is for all eligible program uses and cannot be combined with other program components to exceed the \$60,000 grant limit.</p> <p>To access the \$60,000 grant program, a homeowner must work with a program housing counselor or civil legal aid before and during the application process. However, this requirement can be removed from the program if it is determined direct application will benefit program administration and potentially eligible homeowners.</p>
Homeowner Eligibility and Documentation Requirements	<p>The primary goal in determining the documentation requirements is to ensure compliance with Treasury guidelines, but also to ensure that the process is not burdensome on an applicant, especially those that are traditionally undeserved or may have difficulty in navigating traditional government assistance programs.</p> <p>Eligible homeowners:</p> <ul style="list-style-type: none"> • Has a household income as set forth in the program guidelines that also conforms with the U.S. Treasury’s guidelines and HUD’s Homeowner Assistance Fund Income Limits Summary.

Mortgage Reinstatement Program – Term Sheet

\$60,000 Grant Program

Dated: September 1, 2022

This version replaces ALL previous versions

<p>Homeowner Eligibility and Documentation Requirements (cont.)</p>	<ul style="list-style-type: none">• Has a demonstrable hardship caused by COVID-19 that began on or after January 21, 2020.• Is the owner of the dwelling (up to four units) and it is the primary residence (owner-occupied) of the applicant (this can include a manufactured/mobile home on rented space). <p>Documents Required:</p> <ul style="list-style-type: none">• Application Form/Agency Intake Form• Attestation of COVID-19 Impact• Attestation that homeowner will remain in home for one year• Current mortgage statement• Income Verification• Valid Identification <p>Other documents already collected under a normal housing counseling process (for example, documents required by NeighborWorks or HUD counseling programs) for the household which could include:</p> <ul style="list-style-type: none">• YTD income from paystubs• Profit and loss statements and tax return for self-employed• 2021 Social Security award letters• Child support• Regularly scheduled payments (including rental income)• 3 months bank statements• Utility bill to show occupancy• Tax returns if appropriate• 3rd party authorization so you can speak to servicer• If divorced, need a divorce decree and/or a quitclaim deed• If HOA, need HOA statement to show what is owed.
<p>Loan Eligibility Criteria Specific to the Program</p>	<p>Must be delinquent by at least one installment payment (including payments missed during a forbearance period) or otherwise in default, as reflected in documentation from the payee or the payee’s agent.</p>

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\$60,000 Grant Program

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Loan Eligibility Criteria Specific to the Program (cont.)	The grant should bring the homeowner current.
Form of Assistance	Assistance will be structured as a non-recourse grant.
Payment Requirements	Funds will be paid, as applicable, to the mortgage servicer or other third-party payee validated by the HAF Program Administrator as an approved housing expense payee authorized to collect eligible charges in accordance to the reinstatement of housing expenses. Payments are NOT made to homeowner.

Mortgage Modification Program – Term Sheet

\$60,000 Grant Program

Dated: September 1, 2022

This version replaces ALL previous versions

Criteria	Terms
Brief Description	<p>Provide funds to reduce the mortgage principal balance (with recast) or modify the terms of a subject property mortgage loan to provide an affordable payment to a homeowner.</p> <p>HAF Funds may be used to reduce the principal balance on a mortgage that can be recasted in order to achieve an affordable payment, or to be used to assist in the qualification of a loan modification that may include the reinstatement of the mortgage and/or other related housing expenses that have been advanced by the lender or servicer on the borrower’s behalf for property charges, including property taxes, hazard insurance premiums, flood or wind insurance premiums, ground rents, condominium fees, cooperative maintenance fees, planned unit development fees, homeowners’ association fees or utilities. Reinstatements may also include fees advanced to protect the subject property lien position. Payment may also include any reasonably required legal fees.</p> <p>HAF funds will be used only after other loss mitigation options offered by the servicer are considered, or where, without HAF funds, the homeowner would not qualify for that loss mitigation option.</p>
Maximum Amount of Assistance Per Homeowner	<p>Each Homeowner will be eligible for a grant up to \$60,000 depending on program application and eligibility. The stated grant limit is for all eligible program uses and cannot be combined with other program components to exceed the \$60,000 grant limit.</p>
Homeowner Eligibility and Documentation Requirements	<p>The primary goal in determining the documentation requirements is to ensure compliance with Treasury guidelines, but also to ensure that the process is not burdensome on an applicant, especially those that are traditionally undeserved or may have difficulty in navigating traditional government assistance programs.</p> <p>Eligible homeowners:</p> <ul style="list-style-type: none"> • Has a household income as set forth in the program guidelines that also conforms with the U.S. Treasury’s guidelines and HUD’s Homeowner Assistance Fund Income Limits Summary. • Has a demonstrable hardship caused by COVID-19 that began on or after January 21, 2020. • Is the owner of the dwelling (up to four units) and it is the primary residence (owner-occupied) of the applicant (this can include a manufactured/mobile home on rented space).

Mortgage Modification Program – Term Sheet

\$60,000 Grant Program

Dated: September 1, 2022

This version replaces ALL previous versions

Homeowner Eligibility and Documentation Requirements (cont.)	<p>Documents Required:</p> <ul style="list-style-type: none">• Application Form/Agency Intake Form• Attestation of COVID-19 Impact• Attestation that homeowner will remain in home for one year• Current mortgage statement• Income Verification• Valid Identification <p>Other documents already collected under a normal housing counseling process (for example, documents required by NeighborWorks or HUD counseling programs) for the household which could include:</p> <ul style="list-style-type: none">• YTD income from paystubs• Profit and loss statements and tax return for self-employed• 2021 Social Security award letters• Child support• Regularly scheduled payments (including rental income)• 3 months bank statements• Utility bill to show occupancy• Tax returns if appropriate• 3rd party authorization so you can speak to servicer• If divorced, need a divorce decree and/or a quitclaim deed• If HOA, need HOA statement to show what is owed.
Loan Eligibility Criteria Specific to the Program	Mortgage default is NOT a requirement of this program. The grant should bring the homeowner current unless this program is combined with the \$60k Mortgage Reinstatement Program to achieve reinstatement.
Form of Assistance	Assistance will be structured as a non-recourse grant.
Payment Requirements	Funds will be paid, as applicable, to the mortgage servicer or other third-party payee validated by the HAF Program Administrator as an approved housing expense payee authorized to collect eligible charges in accordance to the reinstatement of housing expenses. Payments are NOT made to homeowner.

Property Charge Default Resolution – Term Sheet

Stand-Alone Requests

Dated: July 1, 2023

This version replaces ALL previous versions

Criteria	Terms
Brief Description	<p>Provide funds to resolve any property charge default that threatens a homeowner’s ability to sustain ownership of the property, whether concurrently with other loss mitigation options offered by the loan servicer or in conjunction with other assistance programs.</p> <p>HAF Funds may be used to pay past due property taxes, insurance premiums, HOA fees, condominium fees, cooperative maintenance or common charges that threaten sustained ownership of the property must be brought current by program assistance or resolved concurrently with the program providing assistance. Payment may also include any required legal fees.</p>
Maximum Amount of Assistance Per Homeowner	Each Homeowner will be eligible for a grant up to \$60,000 depending on program application and eligibility. The stated grant limit is for all eligible program uses and cannot be combined with other program components to exceed the \$60,000 grant limit.
Homeowner Eligibility and Documentation Requirements	<p>The primary goal in determining the documentation requirements is to ensure compliance with Treasury guidelines, but also to ensure that the process is not burdensome on an applicant, especially those that are traditionally undeserved or may have difficulty in navigating traditional government assistance programs.</p> <p>Eligible homeowners:</p> <ul style="list-style-type: none">• Has a household income as set forth in the program guidelines that also conforms with The U.S. Treasury’s guidelines and HUD’s Homeowner Assistance Fund Income Limits Summary.• Has a demonstrable hardship caused by COVID-19 that began on or after January 21, 2020.• Is the owner of the dwelling (up to four units) and it is the primary residence (owner-occupied) of the applicant (this can include a manufactured/mobile home on rented space). <p>Documents Required:</p> <ul style="list-style-type: none">• Application Form/Agency Intake Form• Attestation of COVID-19 Impact

Property Charge Default Resolution – Term Sheet

Stand-Alone Requests

Dated: July 1, 2023

This version replaces ALL previous versions

Homeowner Eligibility and Documentation Requirements (cont.)	<ul style="list-style-type: none">• Attestation that homeowner will remain in home for one year• Current tax, HOA or COA statement• Income Verification• Valid Identification <p>Other documents already collected under a normal housing counseling process (for example, documents required by NeighborWorks or HUD counseling programs) for the household which could include:</p> <ul style="list-style-type: none">• YTD income from paystubs• Profit and loss statements and tax return for self-employed• 2021 Social Security award letters• Child support• Regularly scheduled payments (including rental income)• 3 months bank statements• Utility bill to show occupancy• 3rd party authorization as necessary• If divorced, need a divorce decree and/or a quitclaim deed• If HOA, need HOA statement to show what is owed.
Loan Eligibility Criteria Specific to the Program	Mortgage default is NOT a requirement of this program, nor is there a requirement to have a mortgage. However, the stand-alone scenario must meet the other requirements of the associated program. The grant should bring the homeowner current unless other arrangements have been made to ensure homeowner can remain in the home.
Form of Assistance	Assistance will be structured as a non-recourse grant.
Payment Requirements	Funds will be paid, as applicable, to the mortgage servicer or other third-party payee validated by the HAF Program Administrator as an approved housing expense payee authorized to collect eligible charges in accordance to the reinstatement of housing expenses. Payments are NOT made to homeowner.