

ATTACHMENT A TO MORTGAGEE LETTER 96-

UPFRONT AND ANNUAL MIP RATES  
FOR MORTGAGES CLOSED ON OR AFTER SEPTEMBER 3, 1996

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UPFRONT AND ANNUAL MIP PREMIUM CHART  
MORTGAGE TERM MORE THAN 15 YEARS\*,★

Upfront	L-T-V Ratio	-----Annual----- Premium	Years
2.25%	89.99 & Under	.50%	7
2.25%	90.00-95.00	.50%	12
2.25%	95.01 & Over	.50%	30

\* Streamline refinances of mortgages closed before July 1, 1991, where the new mortgage will carry a term greater than 15 years, are subject to an Upfront MIP of 3.8 percent, but are not subject to the annual premium.

★ Purchase money mortgages with a term more than 15 years where the first-time homebuyer received housing counseling are subject to an Upfront premium of 2.0 percent.

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UPFRONT AND ANNUAL MIP PREMIUM CHART  
MORTGAGE TERM 15 YEARS OR LESS\*

Upfront	L-T-V Ratio	-----Annual----- Premium	Years
2.00%	89.99 & Under	None	n/a
2.00%	90.00 - 95.00	.25%	4
2.00%	95.01 & Over	.25%	8

\* Streamline refinances of mortgages closed before July 1, 1991, where the new mortgage will carry a term of 15 years or less, are subject to an Upfront MIP of 2.4 percent, but are not subject to the annual premium.

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**ATTACHMENT B TO MORTGAGE LETTER 96-**

**Comparison of Counseling Requirements**

	<b>Fannie Mae</b>	<b>Freddie Mac</b>	<b>FHA</b>
<b>Who needs it?</b>	Community Homebuyer Program All who execute Note	Affordable Gold 97 - all borrowers Affordable Gold 1st time buyers, no reserves, < 5% borrower funds CDL Alliance borrowers	1st time homebuyers -- needed to qualify for premium reduction.
<b>When?</b>	Preference is prior to loan application but it must occur before loan closing.	Preference is prior to loan application but it must occur before loan closing.	Preference is prior to loan application but it must occur before loan closing.
<b>Who gives it?</b>	Lenders, nonprofits, MIs, 3rd parties with the lender responsible for assurance that provider meets requirements.	Community based organizations, HFAs, lenders or CDL Alliance partners, CDAs, MIs, nonprofits, religious organizations.	HUD-approved Housing Counseling Agencies, other nonprofit or for-profits engaged in homebuyer education that meets HUD, Fannie Mae, or Freddie Mac requirements.
<b>Materials/Coverage</b>	"A Guide to Homeownership" or cover the following topics: - preparing for homeownership - shopping for a home - obtaining a mortgage - loan closing - life as a homeowner	Discover Gold education to include: - understanding homeownership process - budgeting and qualifying - selecting an appropriate home - home inspection - financing a home - understanding the closing process - assuming the role of homeowner A consumer home inspection kit Discover Gold through expanding markets Neighborhoods - "Full Cycle Lending" Homefree - "A Crusade for Homeownership Program"	Course must cover: - What an individual needs to know to become a homebuyer: *process, key players and their roles, home quality (inspection vs. appraisal) - What an individual needs to know to remain a homeowner: *debt management, home maintenance - What do homeowners need to know if they get in trouble: *early intervention, community resources
<b>How is it given?</b>	Face to face for 97% LTV, unless HomePath Hotline or MI telephone counseling is used, or Fannie Mae lender is approved for telephone counseling.	Face to face for 97% LTV product. Classroom, one on one with experts (brokers, realtors, loan officers, appraisers, and credit counselors) is preferred. Telephone or video within Freddie Mac approved programs.	Classroom, face to face, or via electronic media

ATTACHMENT C TO MORTGAGEE LETTER 96-

**HOUSING COUNSELING**  
Lender Certification of Completion

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The undersigned certifies to the best of its knowledge:

- A. The borrower has completed a housing counseling program that meets the requirements of FHA, the Federal National Mortgage Association (Fannie Mae), or the Federal Home Loan Mortgage Corporation (Freddie Mac).
- B. The housing counseling was delivered by:\*
- the lender
  - a third party
- C. The housing counseling was conducted:\*
- face to face
  - in a classroom
  - via electronic media

*\*please check only one box*

I, the undersigned, as authorized representative of [insert lender name]  
at this time of closing of this mortgage loan, certify that [insert borrower(s) name]  
has (have) completed a housing counseling program.

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Name and Title of Lender's Officer

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Signature & date

**Request for  
Insurance Endorsement**  
for the Direct Endorsement Program

U.S. Department of Housing  
and Urban Development  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0365 (exp. 4/30/96)

**ATTACHMENT D TO MORTGAGEE LETTER 96-**

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2502-0365), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600.

Do not send this form to the above address.

The information collected on this form is considered sensitive and is protected by the Privacy Act. The Privacy Act requires that these records be maintained with appropriate administrative, technical, and physical safeguards to ensure their security and confidentiality. In addition, these records should be protected against any anticipated threats or hazards to their security or integrity which could result in substantial harm, embarrassment, inconvenience, or unfairness to any individual on whom the information is maintained.

1. FHA Case Number (10 digits, e.g., 123-1234567)		2. Section of the Act ADP Code :		3. Program ID:		4. Loan to Value Ratio: (4 digits, from line 14a of form HUD-92900-WS)		5. Does the mortgage include amounts for solar or wind driven heating systems? <input type="checkbox"/> Yes <input type="checkbox"/> No		6. Purpose of Loan : (1 digit, from Block 20 of form HUD-92900-A)					
7. Borrower Will Be : 1. <input type="checkbox"/> Occupant 2. <input type="checkbox"/> Landlord 3. <input type="checkbox"/> Reserved			4. <input type="checkbox"/> Reserved 5. <input type="checkbox"/> Escrow Commitment 6. <input type="checkbox"/> Reserved			7. <input type="checkbox"/> Corporation or Partnership (Refinance transactions only) <input type="checkbox"/> Government Agency or Non-Profit Organization			8. HUD 92300 Repair Escrow? <input type="checkbox"/> Yes <input type="checkbox"/> No (mmvyy) If "Yes," date repairs to be completed: _____ \$ Amount of Escrow: \$		9. Gross Monthly Income: (from line 11f of form HUD-92900-WS)				
10. Borrower's Name (last, first, MI) :				12. Race / National Origin 1. <input type="checkbox"/> White; Not Hispanic 2. <input type="checkbox"/> Black; Not Hispanic 3. <input type="checkbox"/> American Indian or Alaskan Natives				13. Sex 1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female							
11. Social Security Number :				14. Borrower's Name (last, first, MI) :				16. Race / National Origin 1. <input type="checkbox"/> White; Not Hispanic 2. <input type="checkbox"/> Black; Not Hispanic 3. <input type="checkbox"/> American Indian or Alaskan Natives				17. Sex 1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female			
18. Borrower's Name (last, first, MI) :												19. Social Security Number :			
20. Exempt from SSN? <input type="checkbox"/> Yes <input type="checkbox"/> No		21. Is any borrower a first time home buyer? <input type="checkbox"/> Yes <input type="checkbox"/> No		22. Type of Counseling: <input type="checkbox"/> A None <input type="checkbox"/> B Lender <input type="checkbox"/> C Third Party		23. Does borrower have Veteran's Preference? <input type="checkbox"/> Yes <input type="checkbox"/> No		24. Energy Efficient Mortgage? <input type="checkbox"/> Yes <input type="checkbox"/> No							
25. Property Address (house number & street) :				City :				State :				Zip Code :			
26. Originating Mortgagee ID : (10-digit number)		27. Sponsor, if originated by Loan Correspondent : (10-digit number)		28. Authorized Agent, if processed on behalf of Principal : (10-digit number)		29. Issue MIC in Sponsor Name? <input type="checkbox"/> Yes <input type="checkbox"/> No		30. Mail to Sponsor? <input type="checkbox"/> Yes <input type="checkbox"/> No							
31. Mortgage Amount : (from the Mortgage Note)		32. Interest Rate : (5 digits; from the Note e.g., 08 250 for 8-1/4%)		33. Monthly Payment (P & I): (from the Note, e.g., \$434.26)		34. Maturity Date of Mrtg. (4 digits; e.g., 03/89; from the Mrtg. Note)		35. Term of Loan in Mos. (e.g., 30 yrs., enter 360 mo.)							
35. Warranty (10 yr.) (enter the 10 digit enrollment number from insurance binder, if applicable)		37. Amortization Plan Code: (one letter for GPM or GEM)		38. Date of First Payment: (4 digits, e.g., 12/86)		39. Current Payments? <input type="checkbox"/> Yes <input type="checkbox"/> No		40. Construction Code:		41. Living Units:		42. Up Front MIP (UFMIP) Financed? <input type="checkbox"/> Yes <input type="checkbox"/> No			
43. Closing Date: (settlement date from HUD-1; 5 digits, e.g., 10/18/86)		44. Technical Review? (HUD use only) <input type="checkbox"/> Yes <input type="checkbox"/> No		45. Appraiser's ID No.:		46. Appraiser's Name									
47. Underwriter's CHUMS ID Number: (4 digits)		48. Underwriter's Name :													