

ROC Preferred Loans



Description:	A Conventional loan program offered exclusively by NH Housing in partnership with Fannie Mae. This program is designed for lending in Fannie Mae approved Resident Owned Communities (ROCs). Home Preferred ROC offers up to 95% LTV and reduced mortgage insurance coverage for borrowers at or below 80%AMI. Home Preferred ROC program is a variance to the HomeReady product; refer to the HomeReady sections of the Fannie Mae Selling Guide when reviewing eligibility and underwriting requirements in addition to NH Housing requirements identified below.
Loan Purpose:	<ul style="list-style-type: none"> Purchase of a primary residence. Limited cash-out refinance: The borrower can receive no more than the lesser of 2% of the refinance loan amount, or \$2,000.
Loan Type:	<ul style="list-style-type: none"> Fixed-rate loans with 30-year terms. Purchase/refi of a primary residence.
Interest Rate:	<ul style="list-style-type: none"> Established daily and published on https://www.gonewhampshirehousing.com/rates.
Occupancy:	<ul style="list-style-type: none"> Must be owner occupied.
Mortgage Insurance	<ul style="list-style-type: none"> Follow your DU/DO findings for Fannie Mae PMI insurance requirements. Refer to MI company guidelines for specific eligibility and underwriting requirements. Borrowers at or below 80% AMI receive discounted mortgage insurance, refer to your findings for guidance. Standard MI pricing applies to loans above 80%AMI. NH Housing allows the use of Split Premium MI. NH Housing has Master contracts with the following MI companies: Arch MI, Enact, Essent, MGIC, National MI and Radian.
Eligible Borrowers:	<ul style="list-style-type: none"> Borrower(s) not required to be a first-time homebuyer. Maximum Income limits as currently published by New Hampshire Housing. Mortgage insurance discounts and reduced rates available to borrowers at or below 80% AMI as published by Fannie Mae. Non-occupant co-borrower(s) allowed per HomeReady guidelines. Non-borrower title holders acceptable – if allowed by mortgage insurer.
Eligible Properties:	<ul style="list-style-type: none"> Must meet Fannie Mae property eligibility and underwriting considerations found in B2-3-02 of the Fannie Mae Selling Guide. Must be affixed to property per Fannie Mae requirements. Must be in Fannie Mae ROC approved communities. Refer to the website for ROC expiration dates. Loans must be delivered to Fannie Mae by the ROC expiration date. If ROC approval expires within 75 days of the reservation date, please contact NH Housing so we can accommodate delivery prior to expiration.
Minimum Borrower Investment:	<ul style="list-style-type: none"> One unit: \$0. Private mortgage insurance requirements may differ – please check.
Maximum LTV/CLTV:	<ul style="list-style-type: none"> 95% / CLTV 105% with Fannie Mae eligible community seconds.
Homeownership Education and Counseling:	<ul style="list-style-type: none"> Homebuyer education is required for all first-time homebuyers or homebuyers receiving Cash Assistance. New Hampshire Housing Online Education acceptable.
Income Calculation:	<ul style="list-style-type: none"> Qualifying income for all borrowers, (occupant and non-occupant) is counted toward the income limit.
Underwriting/Ratios:	<ul style="list-style-type: none"> Follow DO/DU underwriter findings. When entering DO/DU, choose the HFA Preferred option on the community lending screen. For property type, AUS to show, "Manufactured Home/ /PUD/Co-Op". For construction type, AUS to show "Manufactured." Appraisal waivers accepted if in DO/DU Findings. Qualifying ratios, reserves, and income requirements are determined by DO/DU. No Manual underwrites are allowed.

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Interested Party Contributions:	Refer to Fannie Mae's Selling Guide.
Water Test:	<ul style="list-style-type: none"> • All private/individual wells must meet insurer and guarantor requirements. • Private/Individual water supply require a water test. Municipal water and septic do not need tests. Private/individual testing must include Arsenic, Cooper, E. coli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass. Water test requirement may be waived by the borrower, in accordance with insurer and guarantor guidelines, if a borrower provides a certificate of completion of New Hampshire Housing's Water Wellness Course dated on or before the execution of the Purchase and Sale Agreement for the Property. • Shared wells or septic require shared well/septic agreement.
Homeowners Insurance:	Max deductible is the higher of \$1,000 or 1% of face amount of policy.
Additional Documentation:	<ul style="list-style-type: none"> • Rider for the ROC. • Recognition Agreement & Affidavit of Intent. • ROC Membership Certificate. • Occupancy Agreement signed by ROC. • Appraisal must include Fannie Mae Form 1004C & 2090. Please refer to Selling Guide for additional guidance. • All copies of documents provided need to be legible.
NH Housing Overlays	<ul style="list-style-type: none"> • 620 minimum FICO. • 50% DTI unless 680+ FICO and approve/eligible. • HFA Preferred MUST be selected when running DO/DU. • Well and septic must be sited on the property being financed • Private/Individual water supply: Water test is required for purchase transaction. (refer to Well and Septic section above). • Homebuyer Education (refer to Education/Counseling section). • Loan cannot be closed in a trust. • Escrows for property taxes, hazard insurance, flood insurance (if applicable) and mortgage insurance are required for all loans. • Last 2 years tax transcripts. • NH Housing does NOT participate in MERS. • Homeowner Insurance Requirement: Max deductible is the higher of \$1,000 or 1% of property insurance coverage amount. • No Manual Underwrites on Preferred loans.
Cash Assistance/Downpayment Assistance Preferred (+)	<ul style="list-style-type: none"> • Cash Assistance option based on program availability. Check daily rates for availability and interest rates. • See Home First Conventional (+) Guide below.
Voucher Assisted Mortgage Option (VAMO):	<ul style="list-style-type: none"> • This program is eligible for the VAMO program. Borrowers must receive an eligibility letter. Voucher can add to income only and cannot offset PITI. VAMO closing certification needs to be completed before closing.
Rehab Funds:	<ul style="list-style-type: none"> • Not allowed.
Stacking Lists:	Click Here to access the stacking list document.

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Preferred ROC (+) Cash Assistance Mortgage

Description:	The “Cash Assistance Mortgage” is the second mortgage that relates to a Preferred ROC first mortgage. Please see rate sheet for availability.
Amount:	Cash Assistance amount is determined daily Check daily rates for availability and interest rates. You may call for special pricing as well if it is available.
Loan Terms:	<p>Secured by a second mortgage. No interest. No periodic payments. 30-year term.</p> <p>NH Housing Cash Assistance will be due in full if any of the following events occur a) Buyer fully prepays or refinances the first mortgage; b) Buyer sells, transfers, or otherwise disposes of the Property; c) Buyer files for bankruptcy, or d) The property is no longer the primary residence of buyer.</p> <p>See Selling Guide for additional details.</p>
Use:	The Cash Assistance can be used for downpayment, closing costs, and prepaids for PURCHASE TRANSACTIONS ONLY. Refinance transactions are not eligible for cash assistance.
Reservation:	When a lender reserves a Home Preferred Plus loan, there is an automatic reservation for the Cash Assistance Mortgage, meaning a separate reservation is not required.
Application:	No separate application is required for the Cash Assistance Mortgage.
Lender/Document Preparer:	For the Cash Assistance Mortgage, the Lender on the first mortgage is the Document Preparer for New Hampshire Housing but is not the lender on the Cash Assistance Mortgage. New Hampshire Housing is the sole lender on the Cash Assistance Mortgage.
Documents:	<p>New Hampshire Housing will provide the Document Preparer with required Cash Assistance Mortgage Documents and with instructions for creating, executing, and, when appropriate, recording the Cash Assistance Mortgage Documents.</p> <p>The lender is responsible for supplying the Cash Assistance Program Disclosure, Loan Estimate and Closing Disclosure.</p>
Funding Process:	There are very specific mandatory steps for requesting and funding the Cash Assistance, which are stated in the Document Preparation Agreement and Selling Guide. Cash Assistance funds must be requested by 12pm two business days before closing using Lender Online.