

**Mississippi Home Corporation
Single-Family Mortgage Revenue Bond Program**

INVITATION FOR APPLICATION

The Mississippi Home Corporation (the “Corporation”) hereby invites you to apply for participation (the “Invitation”) in the Corporation’s Single-Family Mortgage Revenue Bond Program (the “MRB Program”). Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in that certain Mortgage Revenue Bond Mortgage Origination Agreement (the “MRB Origination Agreement”).

Under the MRB Program, the Corporation will issue single-family mortgage revenue bonds for the purpose of providing funds to purchase (a) fully-modified pass-through mortgage-backed securities (the “Ginnie Mae Securities”) of the Government National Mortgage Association (“Ginnie Mae”) evidencing a guarantee by Ginnie Mae of the timely payment of monthly principal and interest of qualifying FHA, USDA/RD or VA mortgage loans, (b) mortgage-backed securities (the “Fannie Mae Securities”) of the Federal National Mortgage Association (“Fannie Mae”) evidencing the guarantee by Fannie Mae of monthly principal and interest of qualifying conventional mortgage loans, and (c) mortgage-backed securities (the “Freddie Mac PCs”) of the Federal Home Loan Mortgage Corporation (“Freddie Mac”) evidencing the guarantee by Freddie Mac of monthly principal and interest of qualifying conventional mortgage loans. Qualifying lending institutions participating in the MRB Program (the “Lenders”) will originate the FHA-insured, VA-guaranteed, USDA/RD-guaranteed and Fannie Mae or Freddie Mac conventional mortgage loans (the “Mortgage Loans”) and, if applicable, sell such Mortgage Loans to certain mortgage servicers under the MRB Program (the “Servicers”) for the purpose of financing the acquisition of owner-occupied, single-family residences qualifying under the MRB Program (the “Residences”) within the State. The Ginnie Mae Securities, Fannie Mae Securities, and Freddie Mac PCs are referred to herein, collectively, as the “Program Securities.”

EACH LENDER THAT IS (a) A GINNIE MAE-APPROVED ISSUER-SERVICER OF FHA, VA OR USDA/RD MORTGAGE LOANS, OR A FANNIE MAE or FREDDIE MAC-APPROVED ISSUER-SERVICER OF CONVENTIONAL MORTGAGE LOANS, AS APPLICABLE, (b) AN AUTHORIZED ISSUER OF PROGRAM SECURITIES, AND (c) OTHERWISE SATISFIES THE SERVICER QUALIFICATIONS SET FORTH IN THE MRB ORIGINATION AGREEMENT AND THE MORTGAGE REVENUE BOND MORTGAGE SERVICING AGREEMENT (THE “MRB SERVICING AGREEMENT”) MAY ACT AS A SERVICER WITH RESPECT TO MORTGAGE LOANS ORIGINATED BY SUCH LENDER UNDER THE MRB PROGRAM. EACH LENDER THAT IS NOT A GINNIE MAE-APPROVED ISSUER-SERVICER, FANNIE MAE-APPROVED ISSUER-SERVICER, OR FREDDIE MAC-APPROVED ISSUER-SERVICER, AS APPLICABLE, MUST ARRANGE TO HAVE A QUALIFIED SERVICER PURCHASE MORTGAGE LOANS ORIGINATED BY SUCH LENDER AT A PRICE TO BE NEGOTIATED BETWEEN SUCH LENDER AND SUCH QUALIFIED SERVICER.

THE MRB PROGRAM WILL UTILIZE AN ONLINE RESERVATION SYSTEM FOR THE ALLOCATION OF AVAILABLE FUNDS. THE CORPORATION WILL APPROVE

RESERVATIONS ON A FIRST-COME, FIRST-SERVED BASIS AS DESCRIBED HEREIN UNDER THE HEADING “RESERVATION PROCEDURE.” A LENDER WILL NOT RECEIVE, NOR WILL A LENDER BE REQUIRED TO PAY FOR, ANY ALLOCATIONS IN ORDER TO PARTICIPATE IN THE MRB PROGRAM.

Mortgage Loans must be originated and closed by the Lender and, if applicable, sold to the Servicer during the origination period delivered by the Corporation in connection with the issuance of a series of Bonds (the “Origination Period”). Such Mortgage Loans must be originated in accordance with the MRB Origination Agreement to be executed by the Corporation, Lender, and Servicer designated by such Lender, a copy of which is distributed with this Invitation. Program Securities backed by Mortgage Loans must be issued on or before the date set forth in the notice, if applicable, that is delivered in connection with the issuance of a series of Bonds. MORTGAGE LOANS SHALL BE PURCHASED BY THE SERVICER AT A PRICE TO BE DETERMINED BY THE CORPORATION, WHICH IN ANY EVENT SHALL NOT BE LESS THAN ONE HUNDRED PERCENT (100%) OF THE OUTSTANDING AGGREGATE PRINCIPAL AMOUNT OF SUCH MORTGAGE LOANS.

Qualifying Mortgage Loans must be either FHA, VA, USDA/RD, or conventional Fannie Mae or Freddie Mac Mortgage Loans, depending upon any Servicer overlays, which are made to Eligible Borrowers in the State whose adjusted income level does not exceed the limits set forth in Exhibit A of this Invitation. The First Mortgage Loans must be 30-year, fixed-rate loans with level payments and full amortization. In addition, qualifying Mortgage Loans are subject to certain purchase price limitations, loan-to-value ratios determined by loan type, any Servicer overlays, if applicable, insurance requirements, and other conditions of the Corporation as more completely described in the MRB Origination Agreement. The MRB Origination Agreement also provides that the residence acquired must be the principal residence of the Mortgagor. If applicable, each Mortgagor must not have held an ownership interest in a principal residence at any time during the three (3) years immediately preceding the date of anticipated closing for a Mortgage Loan (a “First Time Homebuyer”) unless the Mortgagor is acquiring a residence located in one of the areas in the State identified in the MRB Origination Agreement as a “Targeted Area.” THE MRB ORIGINATION AGREEMENT IS THE PRINCIPAL DOCUMENT SETTING FORTH THE RIGHTS AND OBLIGATIONS OF THE LENDER UNDER THE MRB PROGRAM. ADDITIONAL COPIES OF THIS INVITATION AND OTHER MRB PROGRAM AGREEMENTS MAY BE OBTAINED FROM THE MISSISSIPPI HOME CORPORATION LENDERS/REALTORS – LENDER RESOURCE LINKS FOUND ON THE MHC WEBSITE OR BY CONTACTING:

Mississippi Home Corporation
735 Riverside Drive
Jackson, MS 39202

(601) 718-4642

Attn.: Nedra Patton

MORTGAGE LOANS WILL BE SERVICED BY EACH SERVICER PURSUANT TO A MRB SERVICING AGREEMENT BETWEEN THE CORPORATION AND EACH SERVICER. THE

QUALIFICATIONS TO PARTICIPATE AS A SERVICER UNDER THE MRB PROGRAM ARE SET FORTH IN THE MRB ORIGINATION AGREEMENT AND INCLUDE, AMONG OTHER THINGS, THAT SUCH LENDING INSTITUTION IS A GINNIE MAE-APPROVED ISSUER-SERVICER OF FHA, VA OR USDA/RD MORTGAGE LOANS, A FANNIE MAE OR FREDDIE MAC-APPROVED ISSUER-SERVICER OF CONVENTIONAL MORTGAGE LOANS, AS APPLICABLE, AND AN AUTHORIZED ISSUER OF GINNIE MAE SECURITIES, FANNIE MAE SECURITIES, OR FREDDIE MAC PCs, AS APPLICABLE. A QUALIFIED LENDER MAY SERVE BOTH AS LENDER AND SERVICER.

Mortgage Loan Interest Rate; Second Mortgage

The interest rates with respect to the Mortgage Loans are set daily and are subject to change daily. The MRB Program allows for the available spread between conventional mortgages and tax exempt or taxable, as the case may be, bond funded mortgage rates to be delivered to Eligible Borrowers in the form of a cash advance or by application towards the origination fee, closing costs, down payment assistance, FHA MIP, VA Funding Fee, RD Guarantee Fee, or PMI. For details regarding the down payment assistance available under each of the single-family mortgage revenue bond programs currently offered by the Corporation, see Exhibit B. This assistance shall not be used to reimburse an Eligible Borrower unless it is used to reimburse such borrower for (a) earnest money paid to the seller or (b) fees paid outside of closing. This additional assistance is secured by a second lien on the subject property.

Reservation Procedure

Funds made available for the origination of Mortgage Loans will not be allocated or assigned to any particular Lender, but will be reserved on a first-come, first-served basis for all Lenders. Lenders may reserve available funds for Mortgage Loans through the Corporation's online reservation system on a case-by-case basis. The online reservation system will issue a Reservation Confirmation to applicable qualifying borrowers. Within ten (10) calendar days following any such online reservation, the Corporation must receive the Reservation Package with respect to each online reservation the Lender will upload into the Corporation's reservation system. For a list of documents comprising the Reservation Package, see the Bond Program Checklist in Exhibit C.

Participation Procedure

Each lending institution desiring to become a Lender under the MRB Program is required to submit to the Corporation an executed copy of the Application to Originate Mortgage Loans (the "Application"), enclosed herewith.

In addition, prior to approving online reservations, the Lender shall have provided the Corporation with the following:

1. Two MRB Origination Agreements executed by the Lender and the Servicer (which Servicer may also be the Lender) prior to providing it to the Corporation; and
2. Two MRB Servicing Agreements executed by the Servicer (which Servicer may also be the Lender), **only if applying to become a Servicer** of the MRB Program.

The Application and all other materials described above shall be delivered to:

Mississippi Home Corporation
735 Riverside Drive
Jackson, MS 39202
Attn: Nedra Patton, Vice President of Single-Family Program Operations

Following submission of the Application and fully executed MRB Origination Agreements, the Corporation will review the qualifications and experience of each Lender and its ability to originate Mortgage Loans. By Lender submitting its Application with fully executed MRB Origination Agreements, it expressly consents to participate in all single-family mortgage revenue bond programs offered by the Corporation, whether in existence at the time of Application submission or in the future. For a list of single-family mortgage revenue bond programs currently offered by the Corporation, see Exhibit B. Upon completion of its review, the Corporation will provide each Lender with either a Letter of Acknowledgement or Notice of Rejection with respect to the MRB Program, and a copy of any agreement(s) the Corporation has executed (if any).

THE CORPORATION RESERVES THE RIGHT TO REJECT ANY AND ALL OFFERS TO PARTICIPATE FOR ANY REASON WHATSOEVER, AND FURTHER RESERVES THE RIGHT TO WAIVE ANY INFORMALITY OR IRREGULARITY IN THE DOCUMENTS SUBMITTED BY THE LENDER FOR CONSIDERATION BY THE CORPORATION. IN ADDITION, THE CORPORATION RESERVES THE RIGHT TO APPROVE ADDITIONAL LENDERS FOR PARTICIPATION IN THE MRB PROGRAM AT ANY TIME.

Summary of the MRB Program

The following is intended only as a summary of certain provisions of the MRB Program and is subject to the more complete description of the rights, duties and obligations of the Lenders, the Corporation and the Servicers contained in the MRB Origination Agreement and the MRB Servicing Agreement. THE MRB ORIGINATION AGREEMENT, MRB SERVICING AGREEMENT, AND APPLICATION SHOULD BE READ CAREFULLY IN THEIR ENTIRETIES. Unless otherwise defined herein, all capitalized terms and phrases utilized in this summary shall have the meanings set forth in the MRB Origination Agreement.

1. **General Requirements to Submit Offer.** Every lending institution (including commercial banks, savings and loan associations and mortgage bankers) that is (a) currently participating in the local private home lending market in Mississippi, (b) an FHA-approved mortgagee (with direct endorsement underwriting authority preferred), a USDA/RD-eligible lender, a Fannie Mae or Freddie Mac-approved lender in good standing acceptable to a PMI Insurer or a VA-approved lender (with VA automatic approval authority preferred), (c) able to make the representations, warranties and covenants set forth in the MRB Origination Agreement, (d) willing to originate fixed rate single-family residence mortgage loans in conformity with its customary mortgage origination standards, the mortgage origination standards of Fannie Mae, Freddie Mac, FHA, USDA/RD and/or the VA, and the mortgage origination procedures of Ginnie Mae, Fannie Mae or Freddie Mac, as applicable, and (e) meets the requirements set forth in the MRB Origination

Agreement and this Invitation shall be permitted to submit an offer to participate in the MRB Program.

2. **The MRB Program.** Under the MRB Program, only FHA, USDA/RD, VA, and conventional Mortgage Loans shall be originated.

All Mortgage Loans must be originated in accordance with the Ginnie Mae Guide, Fannie Mae Guide, or Freddie Mac Guide, as applicable, to be eligible for inclusion in a Ginnie Mae pool, Fannie Mae pool, or Freddie Mac pool, as applicable. The principal amount of each Mortgage Loan may not exceed the limits established from time to time by Fannie Mae, Freddie Mac, FHA, USDA/RD, and the VA, as applicable, provided, however that in no event shall the principal amount of a Mortgage Loan exceed the applicable Maximum Permissible Acquisition Cost under the MRB Program described herein. In addition, with respect to any Mortgage Loan guaranteed by the VA, the VA Guaranty cannot exceed applicable VA regulations, and with respect to Mortgage Loans guaranteed by USDA/RD, the Mortgage Loans must be made under the USDA/RD Section 502 Single Family Rural Housing Loan Program.

3. **Origination Generally.** Applications for Mortgage Loans will be processed on a first-come, first-served basis.

All Mortgage Loans must be originated in accordance with the provisions of the MRB Origination Agreement. Upon receipt of a reservation with respect to a Mortgage Loan, the Lender must upload the applicable Reservation Package documents to the Corporation's online reservation system within ten (10) calendar days of reserving such Mortgage Loan and upload the Compliance Package documents with respect to such Mortgage Loan to the Corporation's online reservation system within forty-five (45) days for new/existing properties and one hundred and twenty (120) days for proposed construction. The Corporation shall notify the Lender within three (3) Business Days of receipt of a Compliance Package whether or not the Corporation has approved such Mortgage Loan for closing. If the Mortgage Loan will not be approved, the Lender will be notified of the Non-Compliant status and the reasons therefor via email. The Lender may attempt to cure any defect in the reservation and Compliance Package and resubmit documents pertaining to such defects to the Corporation. With respect to all Mortgage Loans approved by the Corporation, the Corporation will provide access to the Lender to print a Conditional Commitment. No Mortgage Loans shall be closed by a Lender without receipt of the Conditional Commitment. Finally, the Lender must upload the Purchase Certification Package documents to the Corporation through the Corporation's online reservation system within thirty (30) days of closing. Upon the Corporation's approval of such Purchase Certification Package, the Lender will have access to print the Purchase Certification from the online reservation system and sell such Mortgage Loan to the applicable Servicer. The Servicer then may pool such Mortgage Loan to form a Ginnie Mae pool, Fannie Mae pool or Freddie Mac pool, as applicable.

Each Lender must use its best efforts under the MRB Program to originate Targeted Area Mortgage Loans, as applicable. Notwithstanding the reservation procedure described

above, the Corporation will reserve twenty percent (20%) of the available reservations solely for Mortgage Loans with respect to residences that are in Targeted Areas.

4. **Mortgage Loans Generally--Origination Fees and Interest Rate for Mortgage Loans.** Except as otherwise described herein, with respect to the second mortgage, the Lender may collect from the Eligible Borrower and/or seller an origination fee that, in the aggregate, is not in excess of 1.50 points, and all reasonable and customary closing costs. No discount points can be charged to the Eligible Borrower or seller.

The first Mortgage Loan will be due and payable thirty (30) years from the first date of payment of principal and interest and must provide for substantially level monthly debt service payments. The interest rate with respect to the Mortgage Loans will be set daily Monday through Friday, excluding holidays, and are posted to the Corporation's website. It is currently anticipated that the interest rate with respect to such Mortgage Loans will be comparable with the current interest rate on conventional mortgage loans but that the Corporation will utilize the unique pricing features of the MRB Program to provide a second mortgage with respect to each Mortgage Loan.

The Corporation will reimburse and wire the down payment assistance, as applicable, to the Lender after receipt of the complete and accurate Purchase Certification ("PC") Package documents on the second business day after the loan status is modified to a PC status.

5. **Eligible Borrowers.** The MRB Program is designed for and limited to implementing the purchase of Mortgage Loans made by Lenders to finance the acquisition of Residential Housing Units (as defined below) in the State by Eligible Borrowers. An Eligible Borrower is a person or persons (a) intending to reside as a household in a Residential Housing Unit as its principal residence, (b) whose total Annualized Gross Household Monthly Income does not exceed the Maximum Permissible Family Income Limits as set forth in Exhibit A hereto; (c) who is a First Time Homebuyer (if applicable), and (d) who otherwise satisfies the requirements of the applicable program.

6. **Maximum Permissible Acquisition Cost.** The purchase price for a new (not previously occupied) or existing Residential Housing Unit cannot exceed the Maximum Permissible Acquisition Cost as established by the Corporation from time to time (the "Maximum Permissible Acquisition Cost"), contained in Exhibit A.

Residential Housing Units. A Residential Housing Unit is a residential unit located in Mississippi, (a) which is designed and intended to be used as a residence for a maximum of one (1) family (including a condominium or planned unit development, each unit of which is designed to be used as a residence for a maximum of one family), and (b) which will be occupied by the owner as his or her principal residence within a reasonable time (e.g., sixty (60) days) after financing is provided.

Further restrictions with respect to Residential Housing Units are contained in the MRB Origination Agreement.

Servicing Generally. Mortgage Loans will be serviced by the Servicer in accordance with the MRB Servicing Agreement. Each Lender that is a Ginnie Mae-approved

issuer-Servicer of Ginnie Mae Securities may act as Servicer with respect to Ginnie Mae Securities issued by such Lender. Each Lender that is a Fannie Mae-approved issuer-Servicer of Fannie Mae Securities may act as a Servicer with respect to Fannie Mae Securities issued by such Lender. Each Lender that is a Freddie Mac-approved issuer-Servicer of Freddie Mac PCs may act as a Servicer with respect to Fannie Mae Securities or Freddie Mac PCs issued by such Lender.

7. **Assumptions.** All Mortgage Loans may be assumed by a subsequent mortgagor only as provided in the MRB Servicing Agreement. Assumptions are permitted if the MRB Program Acquisition Cost of the Residential Housing Unit does not exceed the applicable Maximum Permissible Acquisition Cost at the time of the assumption, the Mortgage Loan continues to comply with the required terms in the MRB Origination Agreement, and the assignee: (a) is an Eligible Borrower, (b) will occupy the Residential Housing Unit within sixty (60) days of the assumption as the purchaser's principal residence and intends to maintain the Residential Housing Unit as his or her principal residence as long as he or she is liable under the Mortgage Loan, (c) is a MRB program First Time Homebuyer (except where the Residential Housing Unit is located in a Targeted Area), and (d) has a total Annualized Gross Household Monthly Income not in excess of the applicable Maximum Permissible Family Income at the time of assumption. All assumptions must have the prior written approval of the Corporation. At the time of assumption, the seller must pay off the Corporation for the full second mortgage amount.

THE DESCRIPTIONS OF ALL TERMS OF THE MRB PROGRAM HEREIN ARE QUALIFIED IN THEIR ENTIRETIES BY THE APPLICATION TO ORIGINATE MORTGAGE LOANS, THE MRB ORIGINATION AGREEMENT, THE MRB SERVICING AGREEMENT, AND THE ACCOMPANYING EXHIBIT A AND EXHIBIT B.

MISSISSIPPI HOME CORPORATION

Dated: _____, 20__.

EXHIBIT A

MAXIMUM PERMISSIBLE FAMILY INCOME LIMITS

EXHIBIT A-1¹

MAXIMUM PERMISSIBLE FAMILY INCOME LIMITS PER COUNTY
TARGET/NON-TARGET

Effective as of 6/16/2023		MORTGAGE REVENUE BOND INCOME LIMITS					
COUNTY	TARGET	1 to 2	3+	COUNTY	TARGET	1 to 2	3+
Adams	*	\$86,160	\$100,520	Leflore	NT/T	\$71,800/\$86,160	\$82,570/\$100,520
Alcom	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Lincoln	NT/T	\$71,800/\$86,160	\$82,570/\$100,520
Amite	*	\$86,160	\$100,520	Lowndes	NT/T	\$78,500/\$94,200	\$90,275/\$109,900
Attala	*	\$86,160	\$100,520	Madison	NT/T	\$79,900/\$95,880	\$91,885/\$111,860
Benton	*	\$86,160	\$100,520	Marion	NT/T	\$71,800/\$86,160	\$82,570/\$100,520
Bolivar	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Marshall	*	\$86,160	\$100,520
Calhoun	*	\$86,160	\$100,520	Monroe	NT/T	\$71,800/\$86,160	\$82,570/\$100,520
Carroll		\$76,500	\$87,975	Montgomery	*	\$86,160	\$100,520
Chickasaw	*	\$86,160	\$100,520	Neshoba		\$71,800	\$82,570
Choctaw		\$71,800	\$82,570	Newton	NT/T	\$71,800/\$86,160	\$82,570/\$100,520
Claiborne	*	\$86,160	\$100,520	Noxubee	*	\$86,160	\$100,520
Clarke	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Oktibbeha	NT/T	\$74,200/\$89,040	\$85,330/\$103,880
Clay	*	\$86,160	\$100,520	Panola	*	\$86,160	\$100,520
Coahoma	*	\$86,160	\$100,520	Pearl River	NT/T	\$76,000/\$91,200	\$87,400/\$106,400
Copiah	*	\$86,160	\$100,520	Peru	*	\$86,160	\$100,520
Covington	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Pike	*	\$86,160	\$100,520
Desoto		\$81,000	\$93,150	Pontotoc		\$72,800	\$83,720
Forrest	NT/T	\$79,000/\$94,800	\$90,850/\$110,600	Prentiss	*	\$86,160	\$100,520
Franklin	*	\$86,160	\$100,520	Quitman	*	\$86,160	\$100,520
George	*	\$86,160	\$100,520	Rankin		\$79,900	\$91,885
Greene	*	\$86,160	\$100,520	Scott	*	\$86,160	\$100,520
Grenada	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Sharkey	*	\$86,160	\$100,520
Hancock	NT/T	\$72,200/\$86,640	\$83,030/\$101,080	Simpson		\$71,800	\$82,570
Harrison	NT/T	\$72,200/\$86,640	\$83,030/\$101,080	Smith		\$72,800	\$83,720
Hinds	NT/T	\$79,900/\$95,880	\$91,885/\$111,860	Stone	*	\$86,160	\$100,520
Holmes	*	\$86,160	\$100,520	Sunflower	*	\$86,160	\$100,520
Humphreys	*	\$86,160	\$100,520	Tallahatchie	*	\$86,160	\$100,520
Issaquena	*	\$86,160	\$100,520	Tate		\$71,800	\$82,570
Itawamba		\$72,200	\$83,030	Tippah		\$71,800	\$82,570
Jackson	NT/T	\$85,300/\$102,360	\$98,095/\$119,420	Tishomingo		\$71,800	\$82,570
Jasper	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Tunica	*	\$86,160	\$100,520
Jefferson	*	\$86,160	\$100,520	Union		\$72,600	\$83,490
Jefferson Davis	*	\$86,160	\$100,520	Walthall	*	\$86,160	\$100,520
Jones	*	\$86,160	\$100,520	Warren	NT/T	\$75,300/\$90,360	\$86,595/\$105,420
Kemper	*	\$86,160	\$100,520	Washington	*	\$86,160	\$100,520
Lafayette	NT/T	\$76,200/\$91,440	\$87,630/\$106,680	Wayne	*	\$86,160	\$100,520
Lamar	NT/T	\$79,000/\$94,800	\$90,850/\$110,600	Webster	NT/T	\$76,200/\$91,440	\$87,630/\$106,680
Lauderdale	NT/T	\$71,800/\$86,160	\$82,570/\$100,520	Wilkinson	*	\$86,160	\$100,520
Lawrence	*	\$86,160	\$100,520	Winston	*	\$86,160	\$100,520
Leake	*	\$86,160	\$100,520	Yalobusha		\$71,800	\$82,570
Lee		\$85,600	\$98,440	Yazoo	*	\$86,160	\$100,520

* Persons buying in these counties are eligible to use this product & do not have to be first time homebuyers. In the other counties, buyers must not have owned or had an interest in a principal residence in the last 3 years.

NT/T - Split counties which have both non-target & target areas. Acquisition Limits: \$332,000 (targeted areas) / \$275,000 (non-target areas)

¹ The Maximum Permissible Family Income Limits in Exhibit A-1 apply unless the Mortgagor participates in a program specifically listed in Exhibit A-2.

EXHIBIT A-2

Regarding the **Smart6 Program** only, the Maximum Permissible Family Income Limit is \$122,000.

EXHIBIT B

**MISSISSIPPI HOME CORPORATION
LIST OF SINGLE-FAMILY MORTGAGE REVENUE BOND PROGRAMS
(As of February 26, 2024)**



MRB7
30-year fixed rate mortgage with a \$7,000 10-year forgivable second mortgage. Credit Score requirements based on participating lender guidelines.



EASY8
30-year fixed rate mortgage with an \$8,000 second mortgage at 0% interest rate with principal due upon property sale, loan repayment or loan maturity. Credit Score requirements are based on participating lender guidelines.



TRUSTY10
30-year fixed rate mortgage with a \$10,000 15-year amortized second mortgage at 2% interest rate. Credit Score requirements are based on participating lender guidelines.



SMART6
30-year fixed rate mortgage with a \$6,000 second mortgage at 0% interest rate with principal due upon property sale, loan repayment or loan maturity. Credit Score requirements are based on participating lender guidelines.



DPA14 - Washington, Tunica & Coahoma Counties Only
30-year fixed rate mortgage with a \$7,000 10-year forgivable second mortgage. An additional \$7,000 grant from the county Board of Supervisors. Credit Score requirements based on participating lender guidelines.

EXHIBIT C
BOND PROGRAM CHECKLIST



MISSISSIPPI HOME CORPORATION

BOND PROGRAM CHECKLIST

Forms in blue are MHC required forms.

E-Signatures are acceptable on all the forms except the Mortgage Note & Deed of Trust

Mortgagor: «MortgagorName»

MRB Reservation Number: «LoanNumber»

RESERVATION PACKAGE

MHC must receive the uploaded Reservation package documents within 10 calendar days of receiving the reservation confirmation.

- Reservation Confirmation
- Copy of Executed Sales Contract or HUD Property Disp. Form 9548 or VA Res. Purchase/Sale Agreement Form VRM SC
- Copy of Complete Executed Loan Application
- Executed Potential Recapture Tax Form
- Notice to Borrower – Second Mortgage
- Copy of Homebuyer Education Certificate

COMPLIANCE PACKAGE

MHC requires 3 business days for compliance review. An email will be sent to confirm the Conditional Commitment approval or to provide a list of conditions.

- FHA Transmittal or VA Loan Analysis or Fannie Mae 1008
- Verification of Employment(s) and pay stub(s) (All Applicable Household Members)
- MHC Income Calculation Worksheet
- Automated Underwriting Findings (DU/DO/LP/FHA Total Scorecard)
- Copy of most recent year's IRS tax transcript or signed copy of 1040 & schedules, if applicable, including any occupants 18 years old and older if not a full-time student. If working with self-employed household occupants, then two (2) years tax transcripts/1040's will be required.
- Copy of Credit Report for all Borrowers
- Copy of Fraud Guard or equivalent Report with Ownership/Occupancy module for all Borrowers
- Executed Borrower Certification (EASY8, TRUSTY10, DPA14)
- Occupancy Statement (SMART6 Only)
- Executed Non-Borrower Statement
- Child Support Statement- **MUST INCLUDE SUPPORTING DOCS**
- Copy of Appraisal (URAR or Conditional CRV)
- Notification of Change Form
- Mortgage Addendum for Loan Type (Must be recorded with 1st Mortgage DOT)
- Attorney Information Form
- MHC Letter of Explanation Form
- 203(k) Maximum Mortgage Worksheet
- Copy of Preliminary Closing Disclosure (HAT Only)

PURCHASE CERTIFICATION (PC) PACKAGE UPLOAD ONLINE

- Executed Borrower Affidavit with MHC RES #
- Copy of Final Executed Closing Disclosures (1st & 2nd Mortgage, including seller CD)
- Copy of Recorded 2nd Mortgage Deed of Trust
- Lender Wiring Instructions
- ACH Authorization Agreement (Trusty10 Only)
- Copy of Executed Second Mortgage Note

SECOND MORTGAGE FINAL DOCUMENTS

Must be mailed to MHC ATTN: Single Family, 735 Riverside Drive, Jackson, MS 39202

- Original Executed Second Mortgage Note (**Must be Wet Signature**)
- Original Executed Recorded Second Mortgage Deed of Trust (**Must be Wet Signature**)

Upon receipt of the Purchase Certification Package, MHC will update the loan status to Purchase Certification (PC) & reimburse the downpayment funds to the Lender within 2-business days after the loan status change. Once updated to a PC status, lender must print the PC/PA & deliver it with the first mortgage loan to the MRB Servicer.

Revised 1/2024

**MISSISSIPPI HOME CORPORATION
MORTGAGE REVENUE BOND PROGRAM**

Application to Originate Mortgage Loans*

**Relating to Mortgage Revenue Bond Mortgage
Origination Agreement Dated as of
_____, 20__**

The undersigned (the "Applicant") hereby agrees to participate in the Mortgage Revenue Bond Program (the "MRB Program") of the Mississippi Home Corporation (the "Corporation"), as set forth in the Mortgage Revenue Bond Mortgage Origination Agreement dated as of _____, 20__ (the "MRB Origination Agreement"), and the Invitation for Applications relating thereto, and to enter into such MRB Origination Agreement with the Corporation. The Applicant understands that funds from MRB Program will not be allocated to individual Lenders but will be reserved for such Lenders on a first-come, first-served basis as described in the MRB Origination Agreement.

Name of Company: _____
Address: _____
Attention: _____
Telephone number: _____
Fax number: _____
Email address: _____

IN WITNESS WHEREOF, the undersigned has caused this Application to be duly executed on this ____ day of _____, 20__.

(Name of Applicant)

By _____
(Authorized Signature)

(Printed Name and Title)

PLEASE FURNISH THE INFORMATION REQUIRED
ON THE APPLICATION.

*This Application must be returned in a sealed envelope marked on the outside in substance as "Application to Participate in the MRB Program." Alternatively, the Corporation will accept a color copy, scanned and emailed to Nedra.Patton@mshc.com, if Lender's signature is signed in blue ink.

MISSISSIPPI HOME CORPORATION

CONFIDENTIAL QUESTIONNAIRE

NAME OF INSTITUTION: _____

ADDRESS: _____

I. BACKGROUND INFORMATION ON INSTITUTION

(please check application boxes)

1. Form

- National Banking Association
- State Banking Corporation
- Federally Chartered Savings and Loan
- State Chartered Savings and Loan
- Mortgage Banker
- Other (Specify) _____

2. Date established: _____

3. Main Contact Person: _____

Telephone Number: _____ Facsimile Number: _____

Email Address: _____

4. Attach most recent audited Financial Statement

Note: Annual Recertification will be required each January 1st.

(A) Please provide the following information if your institution is a savings and loan association.

[Remainder of page intentionally left blank]

	Prior Year	Current Year
Total Assets	_____	_____
Conventional mortgage loans	_____	_____
FHA – VA - USDA/RD mortgage loans	_____	_____
Cash	_____	_____
U.S. Government obligations	_____	_____
Scheduled items	_____	_____
Savings capital	_____	_____
Advances (Federal Home Loan Bank)	_____	_____
Other borrowed money	_____	_____
Net Worth	_____	_____

(B) Please provide the following information if your institution is a savings or commercial bank:

	Prior Year	Current Year
Total Assets	_____	_____
Conventional mortgage loans	_____	_____
FHA – VA - USDA/RD mortgage loans	_____	_____
Cash	_____	_____
U.S. Government obligations	_____	_____
Municipal obligations	_____	_____
Total capital accounts	_____	_____
Total capital notes outstanding	_____	_____
Total deposits	_____	_____

[Remainder of page intentionally left blank]

(C) Please provide the following information if your institution is a mortgage company or mortgage bank:

	Prior Year	Current Year
Total Assets	_____	_____
Conventional mortgage loans ²	_____	_____
FHA – VA – USDA/RD mortgage loans	_____	_____
Cash	_____	_____
U.S. Government obligations	_____	_____
Construction and development loans (net of possible losses)	_____	_____
Foreclosed properties	_____	_____
Net Worth	_____	_____

5. Do you have Error and Omissions Insurance Coverage? _____

If yes, please state the name of the insurer and the limits of liability.

_____ \$ _____

6. Do you carry a Fidelity Bond? _____

If yes, please state the name of the guarantor and the amount of Bond.

_____ \$ _____

7. We are an approved issuer-Servicer of the following types of mortgage-backed securities:

Freddie Mac	Yes ()	No ()
Ginnie Mae	Yes ()	No ()
Fannie Mae	Yes ()	No ()

8. We have been approved by Fannie Mae as a Seller and/or Servicer of the following types of mortgage loans:

Seller:		
USDA/RD	Yes ()	No ()
Conventional	Yes ()	No ()

² Held for resale

Servicer:

USDA/RD Yes () No ()

Conventional Yes () No ()

9. We have been approved by Freddie Mac as a Seller and/or Servicer of the following types of mortgage loans:

Seller:

USDA/RD Yes () No ()

Conventional Yes () No ()

Servicer:

USDA/RD Yes () No ()

Conventional Yes () No ()

10. Books are audited annually:

() By independent accountants

() By Audit committee of board of directors

() By other (please specify) _____

II. MORTGAGE LOANS

1. The following table sets forth information concerning the mortgage loans owned by your Institution.

**Principal Balance - Year Ended December 31
(000 omitted)**

	Prior Year	Current Year
Construction and land development		
Secured by single-family residential properties-		
Conventional	_____	_____
Secured by single-family residential properties-		
FHA-Insured, USDA/RD-Guaranteed or VA-		
Guaranteed	_____	_____
Total Mortgage Loans	_____	_____

2. We originated the following total principal amount of single-family, owner-occupied residential mortgage loans (in the State of Mississippi) for the period from January 1, ____, to December 31, ____:

FHA	\$ _____
VA	\$ _____
USDA/RD	\$ _____
Conventional	\$ _____
PMI	\$ _____
Total	\$ _____

III. MORTGAGE LOAN ACTIVITY SCHEDULE

(Present in dollars)

Calendar Years
(000 omitted)

	Prior Year	Current Year
A. Principal Balance at Jan. 1	_____	_____
B. Loans Originated:		
Residential:		
Conventional		
1 Unit	_____	_____
2-4 Units	_____	_____
FHA, USDA/RD & VA		
1 Unit	_____	_____
2-4 Units	_____	_____
Home Improvements	_____	_____
Total Residential Loans Originated	_____	_____
C. Loan Purchased	_____	_____
D. Sub-Total (A+B+C)	_____	_____
E. Defaults on Residential Loans	_____	_____
F. Repayments		
Residential:		
Conventional	_____	_____
FHA, USDA/RD & VA	_____	_____
G. Residential Loans Sold	_____	_____
H. Sub-Total (E+F+G)	_____	_____
I. Principal Balance Dec. 31 (D-H)	_____	_____

IV. MORTGAGE LOAN SERVICING ACTIVITIES

The Applicant intends to:

- () service its own Mortgage Loans (other than USDA/RD Mortgage Loans) under the MRB Program
- () sell its Mortgage Loans to a qualified Servicer

If the Applicant intends to sell its Mortgage Loans to a qualified Servicer, please state the name of such Servicer. _____

All loans serviced by the Applicant are serviced at its principal office in _____. As of December 31, ____, the Applicant was servicing approximately _____ single-family residential mortgage loans with an aggregate principal balance of approximately \$_____.

V. LOSS AND DELINQUENCY EXPERIENCE ON MORTGAGE LOANS

The Applicant has experienced losses of \$_____ on single-family residential loans (including conventional, FHA-insured, USDA/RD-guaranteed and VA-guaranteed loans) during the past two years. This includes both loans made for new construction as well as loans made with respect to existing units. Set forth below is certain information with respect to such mortgage loans outstanding and delinquent mortgage loans:

Single-Family Mortgage Loans

	Year Ended December 31	
	Prior Year	Current Prior
Principal balance at end of period	_____	_____
Net Losses (recoveries)	_____	_____
Net Loss Ratio	_____	_____
Percent delinquent 31 days or more at end of period	_____	_____
Total dollar amount foreclosed	_____	_____
Percent foreclosed	_____	_____

The Applicant believes that its lending and servicing procedures have contributed to a low level of delinquencies on its portfolio of mortgage loans (including conventional, FHA-insured, USDA/RD-guaranteed and VA-guaranteed loans) secured by single-family residential units. As of December 31, ____, delinquencies in the Applicant’s portfolio of such loans were as follows:

PAST DUE

	30-60 Days	60-90 Days	91 Days or more
Dollar Value of Loans:	_____	_____	_____
Number of Loans:	_____	_____	_____
Percentage of the Total of such Loans:	_____	_____	_____

See next page to list the name(s), address(s), email addresses, phone, and fax numbers of each office of the Applicant that will receive mortgage loan applications under the MRB Program and the Applicant's Online Administrators. In the event any questions regarding online assistance arise, contact MHC's Vice President of Single-Family Program Operations, Nedra Patton at 601.718.4651 or Nedra.Patton@mshc.com or MHC's Vice President Of Information Technology, Derrick Jackson at 601.718.4656 or Derrick.Jackson@mshc.com.

LENDER OFFICE CONTACT FORM

Please list all lender that will be working with the MHC loans under this program. (Attach a separate list if necessary.)

1. Branch/Office Manager Name: _____ Email: _____
Staff Name: _____ Title: _____
Staff Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____

1. Branch/Office Manager Name: _____ Email: _____
Staff Name: _____ Title: _____
Staff Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____

2. Branch/Office Manager Name: _____ Email: _____
Staff Name: _____ Title: _____
Staff Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____

3. Branch/Office Manager Name: _____ Email: _____
Staff Name: _____ Title: _____
Staff Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____

4. Branch/Office Manager Name: _____ Email: _____
Staff Name: _____ Title: _____
Staff Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____

5. Branch/Office Manager Name: _____ Email: _____
Staff Name: _____ Title: _____
Staff Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ Fax: _____



Mississippi Home Corporation

LENDER ONLINE SYSTEM ADMINISTRATORS FORM

Lender: _____

System Administrator #1:

- Name: _____
- Business Address: _____

- Phone: _____
- Fax: _____
- Email: _____

System Administrator #2:

- Name: _____
- Business Address: _____

- Phone: _____
- Fax: _____
- Email: _____

Signature

Date

MHC 7/19/19



LENDER HOME OFFICE CONTACTS FORM

LENDER NAME: _____
ADDRESS: _____

PRIMARY CONTACT: _____
Phone: _____
E-mail: _____

SHIPPING MANAGER: _____
Phone: _____
E-mail: _____

FINAL DOCUMENTS CONTACT: _____
Phone: _____
E-mail: _____

REPURCHASE CONTACT: _____
Phone: _____
E-mail: _____

SECONDARY MARKETING: _____
Phone: _____
E-mail: _____

POST-CLOSING MANAGER: _____
Phone: _____
E-mail: _____