

MISSISSIPPI HOME CORPORATION

**Mississippi Home Corporation
Single Family Mortgage Revenue Bonds**

MORTGAGE REVENUE BOND MORTGAGE ORIGINATION AGREEMENT

Lender

Servicer

Agreement dated as of _____, 20__

THE MORTGAGE REVENUE BOND MORTGAGE ORIGINATION AGREEMENT

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MORTGAGE REVENUE BOND

MORTGAGE ORIGINATION AGREEMENT

THIS MORTGAGE REVENUE BOND MORTGAGE ORIGINATION AGREEMENT (this "MRB Origination Agreement"), dated as of _____, 20__, among the Mississippi Home Corporation (the "Corporation"), the institution designated as "Lender" on the cover page hereof (in such capacity, hereinafter referred to as the "Lender") and the institution designated as "Servicer" on the cover page hereof (in such capacity, hereinafter referred to as the "Servicer");

W I T N E S S E T H:

In consideration of the warranties, representations and mutual agreements herein set forth, the Corporation, the Lender and the Servicer hereby agree as follows:

Section 1. Definitions. The following terms shall, for all purposes of this MRB Origination Agreement, have the following meanings:

"Acquisition Cost" shall mean the cost of acquiring a Residential Housing Unit as a completed residential unit from the seller as a completed Residential Housing Unit and includes the following:

(a) All amounts paid, either in cash or in kind, by the Eligible Borrower (or a related party or for the benefit of the Eligible Borrower) to the seller (or a related party or for the benefit of the seller) as consideration for the residence. The Acquisition Cost includes property that is a fixture under State law, such as light fixtures or wall-to-wall carpeting. If the Mortgagor purports to separately purchase such items, the cost of those items must be included in the Acquisition Cost. On the other hand, property which is not considered a fixture under State law, such as appliances or furniture, is not considered part of a residence and the cost of acquiring such items does not have to be included in the Acquisition Cost (unless the acquisition costs of such items exceed their fair market value, in which case the amount of the excess must be included in the Acquisition Cost). For example, if the Mortgagor agrees to purchase a refrigerator, washer and dryer from the Seller for \$1,000 more than the fair market value of such items, such \$1,000 must be included in the Acquisition Cost. Similarly, if as part of the purchase of the residence the Mortgagor agrees to pay or assume liability for a debt of the seller, the amount of such debt must be included as part of the Acquisition Cost.

(b) If a residence is incomplete, the reasonable cost of completing the residence whether or not the cost of completing construction is to be financed by a Mortgage Loan. For example, where a Mortgagor purchases a building that is so incomplete that occupancy of the building is not permitted under local or State law, the Acquisition Cost includes the cost of completing the building so that occupancy of the building is permitted. For example, if a Mortgagor purchases an existing home and then pays a party unrelated to the seller \$3,000

to paint it, refinish the floors and make minor repairs, such \$3,000 is not included in the Acquisition Cost.

(c) If a residence is purchased subject to a ground rent, the capitalized value of the ground rent, which shall be calculated using a discount rate equal to the yield on the Bonds as specified by the Corporation.

The term "Acquisition Cost" does not include the following:

(a) The usual and reasonable settlement or financing costs. Settlement costs include titling and transfer costs, title insurance, survey fees, and other similar costs. Financing costs include credit reference fees, legal fees, appraisal expenses which are paid by the Mortgagor (but not the Seller) or other costs of financing the residence. However, such amounts will be excluded in determining Acquisition Cost only to the extent that the amounts do not exceed the usual and reasonable costs which would be paid by the buyer where financing is not provided under the MRB Program. For example, where the purchaser agrees to pay to the seller more than a pro rata share of property taxes, such excess shall be treated as part of the Acquisition Cost.

(b) The value of services performed by the Mortgagor or members of the Mortgagor's family in completing the residence. For purposes of the preceding sentence, the family of an individual shall include only the individual's brothers and sisters (whether by whole or half-blood), spouse, ancestors, and lineal descendants. Where the Mortgagor builds a home alone or with the help of family members, the Acquisition Cost includes the cost of materials provided and work performed by sub-contractors (whether or not related to the Mortgagor) but does not include the imputed cost of any labor performed by the Mortgagor or a member of the Mortgagor's family in constructing the residence. Similarly, where the Mortgagor purchases an incomplete residence, the Acquisition Cost includes the cost of material and labor paid by the Mortgagor to complete the residence but does not include the imputed value of labor performed by the Mortgagor's family in completing the residence.

(c) The cost of land that has been owned by the Mortgagor for at least two (2) years before the date on which construction of the Residential Housing Unit begins.

"**Act**" shall mean the Mississippi Home Corporation Act, Section 43-33-701 et seq., Mississippi Code of 1972, as amended.

"**Annualized Gross Household Monthly Income**" shall mean current Gross Household Monthly Income multiplied by 12.

"**Applications**" shall mean the applications, if any, by which the Lender offered to enter into this MRB Origination Agreement, which offer was accepted by the Corporation.

"**Assignment of Mortgage Loan and Related Mortgage**" shall mean, if applicable, the instrument completed and executed by Lender, in recordable form, and pursuant to which Lender

assigns and delivers the related Mortgage Loan and endorses the Mortgage to the Servicer, in connection with the purchase of the related Mortgage Loan by the Servicer.

"Bonds" shall mean the applicable series of the Corporation's Single-Family Mortgage Revenue Bonds issued pursuant to the related Governing Bond Document.

"Business Day" shall mean any day other than a Saturday, Sunday, legal holiday or a day on which banking institutions in the State of New York or the State are authorized by law to close.

"Closing Date" shall mean the date upon which the related Mortgage Loan is closed with a Mortgagor.

"Code" shall mean the Internal Revenue Code of 1986, as amended, together with corresponding and applicable final, temporary or proposed regulations and revenue rulings issued or amended with respect thereto by the United States Treasury Department or Internal Revenue Service, to the extent applicable to the Bonds or the Mortgage Loans.

"Commitment" shall mean, with respect to any Mortgage Loan, a document from the Lender similar to the type the Lender would ordinarily provide prospective home buyers which firmly commits a Lender to lend a Mortgagor a stated amount of money for a stated period of time for the purchase of a particular Residential Housing Unit at a stated interest rate.

"Compliance Package" shall mean, for each Mortgage Loan originated under the MRB Program, the following mortgage documents:

1. Mortgage Revenue Bond Checklist (Exhibit D);
2. FHA Worksheet, VA Loan Analysis or Fannie Mae Form 1008;
3. Verification of employment of Eligible Borrower and all other household members that are employed, or, if self-employed, provide executed current P&L; income verification; Current Pay stubs;
4. Income Calculation Worksheet (Exhibit N);
5. Automated Underwriting Findings;
6. Copy of most recent year's IRS tax transcript or signed copy of 1040 & schedules, if applicable, including any occupants 18 years old or older if not a full-time student.
7. Copy of Credit Report for all Borrowers
8. Copy of Fraud Guard Report or equivalent report for all Borrowers with Ownership/Occupancy modules;

9. Executed Borrower Certification (Exhibit E);
10. Executed Non-Borrower Certification (Exhibit G), if applicable;
11. Child Support Statement (Exhibit S), if applicable;
12. Copy of Appraisal (URAR or Conditional CRV);
13. Notification of Change Form (Exhibit O);
14. Closing Attorney Information Form (Exhibit M)
15. Exception Documentation (if applicable);
16. MHC Letter of Explanation (if applicable);
17. Copy of Buydown Agreement (if applicable);
18. 203(k) Maximum Mortgage Worksheet (if applicable); and
19. Copy of Preliminary Closing Disclosure (HAT Only)

"Conditional Commitment" shall mean the written confirmation from the Corporation that the Corporation has reviewed and approved the Compliance Package with respect to a Mortgage Loan and the Lender may proceed to close such Mortgage Loan.

"Conventional Mortgage Loans" shall mean a Mortgage Loan other than an FHA, VA or USDA/RD Mortgage Loan which meets the requirements of Fannie Mae and which contains the Mortgage Addendum Conventional Mortgage Loan (Exhibit J-3).

"Corporation" shall mean the Mississippi Home Corporation, its successors and assigns.

"Correspondent Bank" shall mean any lending institution which customarily provides services or otherwise aids in the financing of Mortgage Loans on Residential Housing Units; provided (i) such Correspondent Bank is a national bank qualified to do business in the State or a State banking corporation, (ii) if such Correspondent Bank is a savings and loan institution, it is a member of the Federal Savings and Loan Insurance Corporation, (iii) if such Correspondent Bank is a bank, it is a member of the Federal Deposit Insurance Corporation, and (iv) if such Correspondent Bank is a credit union, it is insured by an appropriate federal insurer, if any.

"Custodial Agreement" shall mean Form HUD 11715 from the Servicer to Ginnie Mae for the MRB Program.

"Custodian" shall mean the financial institution designated from time to time by the Servicer in accordance with the Ginnie Mae Guide.

"Eligible Borrower" shall mean the Mortgagor (or Mortgagors) and any other person (i) who is expected to principally and permanently live in the residence being financed within a reasonable period of time (not to exceed 60 days) following the closing of the Mortgage Loan (ii) who is primarily or secondarily liable on the Mortgage, (iii) whose Annualized Gross Household Monthly Income does not exceed the Maximum Permissible Family Income Limits, as may be amended from time to time, (iv) who, solely with respect to Residential Housing Units located in Non-Targeted Areas, did not have a present ownership interest in a principal residence at any time during the three (3) year period preceding the Closing Date and (v) who has not had an existing mortgage (including a deed of trust, conditional sales contract, pledge, agreement to hold title in escrow or any other form of owner-financing), whether or not paid off, on the Residential Housing Unit to be financed with such Mortgage Loan at any time prior to the execution of the Mortgage, other than a construction loan or an existing mortgage securing a financing having a term not exceeding 24 months; provided, however, that for purposes of this definition the term "Eligible Borrower" shall not include a co-signor of the Mortgage Loan who does not have an ownership interest in the Residential Housing Unit being financed pursuant to such Mortgage Loan and who will not be residing in such Residential Housing Unit.

"Escrow Payments" shall mean those payments required to be made under the terms of a Mortgage Loan by the Mortgagor and to be paid into an escrow account to cover expenses, which shall include, but not be limited to, all taxes, special assessments, leasehold payments, as well as hazard, flood, government insurance premiums.

"Fannie Mae" shall mean the Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America or any successor thereto.

"Fannie Mae Conventional Mortgage Loan" shall mean a mortgage loan secured by a Mortgage insured by Fannie Mae which mortgage loan is eligible for inclusion in a Fannie Mae Security and which contains the Mortgage Addendum-Conventional Mortgage Loans (Exhibit J-3).

"Fannie Mae Guaranty Fee" shall mean the annual fee equal to .25% of the outstanding balance of the Conventional Mortgage Loans in a Fannie Mae Pool payable monthly to Fannie Mae by the Servicer in connection with the issuance of a Fannie Mae Security or such other annual fee for a series of Bonds.

"Fannie Mae Guides" shall mean the Fannie Mae Selling and Servicing Guides, as amended from time to time, as modified by the Pool Purchase Contract.

"Fannie Mae Security" shall mean a single pool, guaranteed mortgage pass-through security, providing for the regularly scheduled monthly payments and any prepayments thereunder with the final regularly scheduled payment, issued by Fannie Mae in book entry form, recorded in the name of the Trustee or its nominee for the benefit of the Bondholders of the related series of Bonds, guaranteed as to timely payment of principal and interest by Fannie Mae and backed by Conventional Mortgage Loans in the related mortgage pool.

"**FHA**" shall mean the Federal Housing Administration of the United States Department of Housing and Urban Development, or any successor to its functions.

"**FHA Mortgage Loan**" shall mean a mortgage loan secured by a Mortgage insured by FHA under the provisions of the National Housing Act, as now and hereafter amended, which mortgage loan is eligible for inclusion in a Ginnie Mae Security and which contains the Mortgage Addendum-FHA Mortgage Loans (Exhibit J-1).

"**First Time Homebuyer**" shall mean a Mortgagor(s) who has not had a present ownership interest in a principal residence at any time during the three year period ending on the date of the application for such Mortgage Loan, as more fully described in Section 4(i) hereof.

"**Freddie Mac**" shall mean shall mean the Federal Home Loan Mortgage Association, a corporation organized and existing under the laws of the United States of America or any successor thereto.

"**Freddie Mac Conventional Mortgage Loan**" shall mean a mortgage loan secured by a Mortgage insured by Freddie Mac which mortgage loan is eligible for inclusion in a Freddie Mac PC and which contains the Mortgage Addendum-Conventional Mortgage Loans (Exhibit J-3).

"**Freddie Mac PC**" shall mean a single pool, guaranteed mortgage pass-through security, providing for the regularly scheduled monthly payments and any prepayments thereunder with the final regularly scheduled payment, issued by Freddie Mac in book entry form, recorded in the name of the Trustee or its nominee for the benefit of the Bondholders of the related series of Bonds, guaranteed as to timely payment of principal and interest by Freddie Mac and backed by Conventional Mortgage Loans in the related mortgage pool.

"**General Bond Resolution**" shall mean shall mean the Mississippi Home Corporation Single Family Mortgage Bond Resolution dated July 15, 2009 (the "General Bond Resolution"), duly adopted by the Members of the Corporation at its July 15, 2009 meeting, as the same may be amended or supplemented from time to time.

"**Ginnie Mae Security**" shall mean a custom pool, fully modified mortgage backed Ginnie Mae or Ginnie Mae II Security issued by the Servicer and representing Mortgage Loans originated by the Lender and other Lenders participating in the MRB Program and, if applicable, sold to the Servicer under this MRB Origination Agreement, registered in the name of the Trustee or its designee, guaranteed as to timely payment of principal and interest by Ginnie Mae pursuant to Section 306(g) of Title III of the National Housing Act of 1934 and the regulations promulgated thereunder.

"**Ginnie Mae Guaranty Agreement**" shall mean the one or more guaranty agreements in the form set forth in the Ginnie Mae Guide between the Servicer and Ginnie Mae now or hereafter in effect pursuant to which Ginnie Mae has agreed or will agree to guarantee Ginnie Mae Securities backed by Mortgage Loans.

"Ginnie Mae Guide" shall mean the Ginnie Mae I Mortgage-Backed Securities Guide, Ginnie Mae Handbook 5500.1 or the Ginnie Mae II Mortgage-Backed Security Guide, Ginnie Mae Handbook 5500.2, as applicable, as amended from time to time.

"Governing Bond Document" shall mean the particular Indenture or the General Bond Resolution, as applicable, in connection with the issuance of and providing security for a series of Bonds.

"Gross Household Monthly Income" shall mean the sum of gross household monthly pay; any additional income from overtime, part-time employment, bonuses, dividends, interest, royalties, pensions, VA compensation, part-time employment, net bonuses, dividends, interest, current over-time pay, net rental income (without regard to depreciation), royalties, etc.; and other income (such as alimony, child support, public assistance, sick pay, social security benefits, unemployment compensation, income received from trusts, and income received from business activities or investments). Information with respect to gross household monthly income may be obtained from the applicable sections of qualifying loan documents executed during the 4-month period ending on the Closing Date of the Mortgage Loan, provided that any gross household monthly income not included on the loan documents must be included by the Corporation in determining Gross Household Monthly Income. Thus, for example, if the Mortgagor does not include alimony on the loan documents, the Corporation in determining Gross Household Monthly Income must determine the amount of alimony and add that amount to the amount shown on the loan documents. The income to be taken into account in determining the Gross Household Monthly Income is the income of the Mortgagor (or Mortgagors) and any other person who is expected both to live in the residence being financed and to be secondarily liable on the Mortgage. For this purpose, the applicable sections of qualifying loan documents include lines 23D and 23E on the Application for VA or USDA/RD Home Loan Guaranty or for HUD/FHA Insured Mortgage (VA Form 26-1802a, HUD 92900, Jan. 1982).

"Indenture" shall mean the applicable Trust Indenture executed by the Corporation and the banking institution named therein, as amended and supplemented.

"Invitation for Applications" shall mean the Corporation's invitation to the prospective Lenders to submit Applications to the Corporation, if applicable.

"Lender" shall mean any bank, bank or trust company, trust company, mortgage company, Mortgage Broker, savings bank, national banking association, savings and loan association, building and loan association, mortgage banker and any other lending institution, including the Veterans' Farm and Home Board, which customarily provides services or otherwise aids in the financing of Mortgages on Residential Housing Units; provided (i) the Lender is domiciled or qualified to do business in the State, (ii) such Lender is a FHA or USDA/RD-approved mortgagee, (iii) such Lender is a "Supervised Lender" as classified by VA under Section 500(d) of the Servicemen's Readjustment Act, (iv) such Lender shall not have made or have pending an assignment for the benefit of creditors or an application for the appointment of a trustee or receiver for all or a substantial part of the assets of the Lender and furthermore, there shall not have been commenced any proceedings relating to the Lender under any bankruptcy, reorganization,

arrangement, insolvency, readjustment of debt, dissolution, liquidation or other laws of any jurisdiction, (v) if Fannie Mae Conventional Mortgage Loans are to be originated by the Lender, the Lender is a Fannie Mae approved lender in good standing acceptable to a PMI Insurer, (vi) if Freddie Mac Conventional Mortgage Loans are to be originated by the Lender, the Lender is a Freddie Mac approved lender in good standing acceptable to a PMI Insurer and (vii) such Lender satisfies the terms and requirements of the MRB Servicing Agreement.

"Level Payment Mortgage Loans" shall mean a Mortgage Loan with equal monthly payments which amortize such Mortgage Loan on a monthly level debt service basis over a period of thirty (30) years, based on an interest rate equal to the Loan Rate (s).

"Loan Rate" shall mean the interest rate or rates with respect to originated Mortgage Loans.

"Maximum Permissible Acquisition Cost" shall mean, with respect to a Residential Housing Unit, the appropriate amount set forth in Exhibit A hereto, as updated from time to time by the Corporation.

"Maximum Permissible Family Income Limits" shall mean, with respect to an Eligible Borrower, the appropriate amount set forth in Exhibit B and Exhibit C hereto, as updated from time to time by the Corporation.

"Mortgage" shall mean a mortgage, mortgage deed, deed of trust or other instrument, creating a first lien on a fee interest in the real property and improvements thereon constituting a Residential Housing Unit, or on a leasehold on such a fee interest for a fixed term of years which is greater than the term of the Mortgage Loan, located in the State subject only to the liens of taxes or special assessments which are not delinquent, building restrictions or other restrictive covenants or conditions, less than full mineral ownership or control, joint driveways, sewer rights, party walls, rights-of-way or other easements, or encroachments, provided that none of the foregoing, in the opinion of the Corporation materially affects the security for the Mortgage Loan.

"Mortgage Broker" shall mean an institution that originates Mortgage Loans and corresponds with another Lender which has been approved by the Corporation for purposes of this MRB Origination Agreement and such other Lender underwrites and funds said Mortgage Loans originated by such Mortgage Broker.

"Mortgage Loan" shall mean a mortgage loan secured by a Mortgage and includes only Conventional Mortgage Loans, FHA Mortgage Loans, VA Mortgage Loans and USDA/RD Mortgage Loans, which was originated by the Lender, which was made by the Lender to an Eligible Borrower to finance the acquisition or construction of a Residential Housing Unit and not to acquire or replace an existing mortgage loan. The replacement of construction period loans and bridge loans or similar temporary initial financing shall not be treated as the acquisition or replacement of an existing mortgage. Temporary initial financing is any financing that has a term of 24 months or less and originally incurred within 24 months of the Closing Date. Each Mortgage Loan shall (i) contain terms and conditions which, as a minimum, substantially conform to the standards required for Mortgage Loans purchased by Fannie Mae, (ii) as a minimum, substantially

satisfy the property and credit underwriting criteria of the Fannie Mae and (iii) be eligible for inclusion in a Pool backing a Ginnie Mae Security, Fannie Mae Security or Freddie Mac PC. Unless the context otherwise requires, the term "Mortgage Loan" shall include Fannie Mae Conventional Mortgage Loans, Freddie Mac Conventional Mortgage Loans, FHA Mortgage Loans, USDA/RD Mortgage Loans and VA Mortgage Loans, and includes both Targeted Area Mortgage Loans and Non-Targeted Area Mortgage Loans.

"Mortgaged Property" shall mean the real property with all improvements thereon covered by a Mortgage securing a Mortgage Loan.

"Mortgagor" shall mean the natural person or persons who executed the Mortgage securing a Mortgage Loan and/or signed the note evidencing such Mortgage Loan, except a person (such as a guarantor or cosigner) who does not have a present ownership interest in, and will not occupy, the Residential Housing Unit subject to the related Mortgage. The term "Mortgagor" shall also include natural persons who have assumed the obligations of a Mortgagor in accordance with this MRB Origination Agreement.

"MRB Origination Agreement" shall mean this Mortgage Revenue Bond Mortgage Origination Agreement among the Corporation, the Lender and the Servicer, as the same may be amended or supplemented from time to time.

"MRB Servicing Agreement" shall mean the Mortgage Revenue Bond Mortgage Servicing Agreement, between the Corporation and the Servicer with respect to the MRB Program.

"Non-Targeted Area Mortgage Loan" shall mean a Mortgage Loan which was originated to finance the acquisition or construction of a Residential Housing Unit located anywhere within the State, other than a Targeted Area as shown in Exhibit B hereto.

"Notice to Borrower – Second Mortgage" shall mean Mississippi Home Corporation's Second Mortgage Borrower Disclosure as shown in Exhibit T hereto.

"Notice of Acknowledgment" shall mean the Corporation's written notice and confirmation to the Lender of the Corporation's acceptance of the Lender's participation in the MRB Program, if applicable.

"Participating Lender" shall mean each lending institution, including the Lender, which has entered into an MRB Origination Agreement with the Corporation in connection with the MRB Program.

"Planned Unit Development" or "PUD" shall mean a real estate development of separately owned lots, other than a de minimis PUD, with: (i) contiguous or noncontiguous areas or facilities usually owned by an owners' association in which the owners of the lots have a stock or membership interest; (ii) title to the real estate under the dwelling units being held by the individual lot owners and not by the owners' association; (iii) the association having title to and administering the common areas, and levying monthly charges against the lot owners for common areas

expenses; and (iv) membership in the owners association not being severed from the ownership of an individual unit.

"PMI Insurer" shall mean any private mortgage insurance company approved by Fannie Mae and Freddie Mac and providing Private Mortgage Guaranty Insurance on Conventional Mortgage Loans.

"Pool" shall mean all the Mortgage Loans held in connection with a particular Ginnie Mae Security, Fannie Mae Security or Freddie Mac PC.

"Pool Documentation Package" shall mean those documents required to be submitted to Ginnie Mae in connection with the issuance of a Pool by Ginnie Mae in accordance with the Ginnie Mae Guide.

"Pool Purchase Contract" shall mean the Fannie Mae or Freddie Mac Pool Purchase Contract between the Servicer and Fannie Mae or Freddie Mac relating to the sale by the Servicer of Fannie Mae or Freddie Mac Conventional Mortgage Loans to Fannie Mae or Freddie Mac, respectively, and the servicing thereof.

"Private Mortgage Guaranty Insurance" shall mean a private mortgage guaranty insurance policy issued by a PMI Insurer with respect to a Fannie Mae Conventional Mortgage Loan or a Freddie Mac Conventional Mortgage Loan in accordance with the terms hereof in a form and providing coverage in an amount as shall be approved by Fannie Mae in accordance with the Fannie Mae Guide or Freddie Mac in accordance with the Freddie Mac Guides, as applicable.

"MRB Program" shall mean the Corporation's MRB program for the financing of Mortgage Loans through the purchase of Ginnie Mae Securities, Fannie Mae Securities and Freddie Mac PCs, as contemplated by this MRB Origination Agreement and the MRB Servicing Agreement.

"Property Value" shall mean the lower of (i) the appraised value of the Mortgaged Property as of a date within six (6) months of the Closing Date as appraised by an appraiser which would be used by the Lender if the Mortgage Loan were originated for sale to Ginnie Mae, Fannie Mae or Freddie Mac, or (ii) the purchase price paid for the Mortgaged Property by the Mortgagor.

"Purchase" shall mean any purchase pursuant to this MRB Origination Agreement whereby the Lender sells a Mortgage Loan to the Servicer.

"Purchase Certification" shall mean the written confirmation from the Corporation that the Corporation has reviewed and approved the Purchase Certification Package with respect to a Mortgage Loan and the Lender may proceed to include such Mortgage Loan in a Ginnie Mae Pool, Fannie Mae Security or Freddie Mac PC, if applicable, sell such Mortgage Loan to the Servicer.

"Purchase Certification Package" shall mean, with respect to each Mortgage Loan originated under the MRB Program, the following documents:

1. Mortgage Revenue Bond Checklist (Exhibit D);
2. Executed Borrower Affidavit (Exhibit K);
3. Copy of executed Final Closing Disclosures (1st and 2nd Mortgage);
4. Copy of Recorded 2nd Mortgage Deed of Trust;
5. Lender Wiring Instructions;
6. Copy of Executed Note (HAT Only); and
7. Copy of Executed Deed of Trust (HAT Only).

FINAL DOCUMENTS – Must be **mailed or overnighted** to MHC Attn: Single Family – 735 Riverside Dr., Jackson, MS 39202

1. Original Executed Second Mortgage Note (Exhibit Q); and
2. Original Executed Second Mortgage Deed of Trust (Exhibit R)

"Purchase Date" shall mean the date upon which payment is made to the Lender with respect to any Mortgage Loan sold to the Servicer or the Corporation's designee by the Lender under this MRB Origination Agreement.

"Rate Setting Date" shall mean the date on which the Corporation shall establish the Loan Rate (s) with respect to the Mortgage Loans.

"Reservation" shall mean the Corporation's Internet website generated confirmation and reservation to the Lender of the Reserved Amount and Rate with respect to an individual Mortgage Loan.

"Reservation Date" shall mean the date the Lender reserves a loan with the Corporation.

"Reservation Fee" shall mean the non-refundable fee, if applicable, payable to the Corporation (through the Corporation's website) upon submission of a Reservation Package by the Lender, which Reservation Fee shall be in an amount equal to \$200.00.

"Reservation Package" shall mean, with respect to a Mortgage Loan, the following:

- (1) Mortgage Revenue Bond Loan Reservation Form (Exhibit H);
2. Mortgage Revenue Bond Loan Reservation Confirmation (Exhibit P);
- (3) Mortgage Revenue Bond Checklist (Exhibit D);
- (4) Copy of Executed Sales Contract;

- (5) Copy of complete Executed Loan Application (1003);
- (6) Executed Notice to Mortgagor Regarding Potential Recapture Tax (Exhibit F);
- (7) Executed Notice to Borrower – Second Mortgage (Exhibit T);
- (8) Copy of Homebuyer Education Counseling Certificate; and
- (9) Teacher/School District Executed HAT Loan Agreement (if applicable and must be mailed to MHC Attn: Single Family).

"Reserved Amount" shall mean the principal amount of a Mortgage Loan set forth in the Reservation.

"Residential Housing Unit" shall mean real property and the improvements situated thereon or an interest therein upon which is located or is to be constructed or structure with a permanent foundation to which it is permanently fixed, designed and to be used as a residence for a maximum of one family, including, without limitation, a condominium or a Planned Unit Development, each unit of which is designed and to be used as a residence for a maximum of one family (i) which is determined by qualified appraisal to have an expected useful life of not less than 30 years, (ii) which will be occupied by the Mortgagor as his or her principal residence within a reasonable time (not to exceed 60 days) after financing is provided, and (iii) the land appurtenant to which reasonably maintains the basic livability of the residence and does not provide, other than incidentally, a source of income to Mortgagor, including child care services on a regular basis of compensation. A Residential Housing Unit does not include rental houses, vacation homes or modular housing and mobile homes that are not permanently affixed to real property.

"Second Mortgage" shall mean the sum of (i) the origination fee in an amount up to one half percent (1.50%) of the principal amount of a Mortgage Loan and (ii) the amount paid with respect to each Mortgage Loan in accordance with Section 6(b) and 6(c) hereof to be applied towards the down payment, closing costs payable by the Mortgagor and Fannie Mae or Freddie Mac Private Mortgage Insurance, FHA Mortgage Insurance Premium, VA Funding fee or USDA Guaranteed fee, whichever is applicable.

"Servicing Release Fee" shall mean the fee payable to the Lender from the Servicer upon the Purchase of a Mortgage Loan in an amount agreed upon by the Servicer and the Lender.

"State" shall mean the State of Mississippi.

"Targeted Area" shall mean those census tracts and areas of the State identified by the Corporation in Exhibit C which constitute qualified census tracts or areas of chronic economic distress within the meaning of Section 143(j)(2) and (3) of the Code, as said Exhibit C may from time to time be amended by and supplemented by the Corporation.

"Targeted Area Mortgage Loan" shall mean a Mortgage Loan which was originated to finance the acquisition or construction of a Residential Housing Unit located within a Targeted Area as shown in Exhibit C hereto.

"Trustee" shall mean, with respect to the Bonds, the financial institution acting as trustee under the related Indenture or the General Bond Resolution, as designated by the Corporation, or any successor trustee appointed under the related Indenture or the General Bond Resolution, as applicable.

"USDA/RD" shall mean the United States Department of Agriculture/Rural Development, an agency of the United States of America, or any successors to its functions.

"USDA/RD Mortgage Loan" shall mean a mortgage loan secured by a Mortgage guaranteed by USDA/RD under the Section 502 Guaranteed Single Family Rural Housing Loan MRB Program, as now and hereafter amended, which mortgage loan is eligible for inclusion in a Ginnie Mae Security and which contains the Mortgage Addendum-VA/USDA/RD Mortgage Loans (Exhibit I-2) or a Fannie Mae Security or Freddie Mac PC (which is to be determined by the Servicer of said Mortgage Loan(s)).

"VA" shall mean the Veterans Administration.

"VA Mortgage Loan" shall mean a mortgage loan secured by a Mortgage guaranteed by the VA under the provisions of the Servicemen's Readjustment Act of 1944, or Chapter 37 of Title 38 of the United States Code, as now and hereafter amended, and which contains the Mortgage Addendum-VA/USDA/RD Mortgage Loans (Exhibit J-2).

Section 2. Effective Date. This MRB Origination Agreement shall become effective on the date of execution and delivery hereof by the Lender, the Servicer and the Corporation.

Section 3. Origination Period; Reservations. Funds made available for the origination of Mortgage Loans will not be allocated to any particular Lender, but will be reserved on a first-come, first-served basis for all Participating Lenders until all such funds with respect to a series of Bonds shall have been reserved. Commencing on each applicable First Reservation Date, Participating Lenders may reserve available funds for purchase of Mortgage Loans on a case-by-case basis on the Corporation's Internet website reservation system or as otherwise allowed by the Corporation; provided, however, that, in its sole and absolute discretion, the Corporation shall reserve twenty percent (20%) of the available funds for the origination of Targeted Area Mortgage Loans. Unless waived by the Corporation, no Reservations will be awarded after the Final Reservation Date, if applicable, and, notwithstanding any waiver of the Final Reservation Date, if applicable, all Mortgage Loans with respect to a series of Bonds must close prior to the applicable Conditional Commitment Expiration Date, in accordance with Section 5. If the Lender is not acting as the Servicer, hereunder, all First Mortgage Loans with respect to a series of Bonds must be sold to the Servicer on or before the applicable thirty (30) calendar day period from the Date of the Loan Closing.

The Corporation will accept and process such Internet reservations from Participating Lenders requesting Reservations of funds for Mortgage Loans to be made to Eligible Borrowers

in the order received. All Reservations will be made on a first-come, first-served basis until all available funds are utilized. It is a condition to any such Reservation that within three (3) Business Days following any reservation confirmation of funds, if granted, the Participating Lender must physically deliver the Reservation Package, including, without limitation, the Reservation Fee (in the form of a money order or certified check, no cash or personal checks, payable to the Corporation). The Reservation will lapse automatically if the Compliance Package with respect to such Mortgage Loan is not submitted to the Corporation prior to 45 calendar days for new/existing property or 120 calendar days for a residence under construction which are the related Final Compliance Package Delivery Dates.

Section 4. Origination of Mortgage Loans; Mortgage Loan Terms.

(a) The Lender shall use its best efforts to originate Mortgage Loans with respect to the MRB Program. The Lender may make Commitments anywhere in the State. All Mortgage Loans with respect to a series of Bonds must be closed on or prior to the related Conditional Commitment Expiration Date, in accordance with Section 5. If the Lender is not acting as the Servicer hereunder, all Mortgage Loans with respect to a series of Bonds must be sold to the Servicer on or prior to thirty (30) calendar days from the date of Loan Closing Date.

The Lender agrees to use reasonable diligence to originate Targeted Area Mortgage Loans, including, without limitation, periodic advertisements in newspapers and other media of the availability of mortgage funds under the MRB Program for persons intending to purchase Residential Housing Units in Targeted Areas.

(b) Each Mortgage Loan shall bear interest at the applicable Loan Rate, and be made in accordance with the Lender's current standard underwriting and servicing policies and procedures as are applicable in each case, to FHA Mortgage Loans, USDA/RD Mortgage Loans, VA Mortgage Loans, Fannie Mae and Freddie Mac Conventional Mortgage Loans. In addition, each Mortgage Loan shall be a Level Payment Mortgage Loan, the payments on which shall commence (A) on the first day of the month following the Closing Date, if the Closing Date is on the first day of a month or (B) on the first day of the second month following the Closing Date, if the Closing Date is after the 1st day of a month. Escrow payments with respect to each First Mortgage Loan are to be paid monthly in an amount sufficient to enable the Lender or, if applicable, the Servicer to pay all taxes, special assessments, leasehold payments and hazard and flood insurance premiums, when due.

(c) No Mortgage Loan shall (i) have been made for the purpose of interim construction or other temporary financing or (ii) be used to finance a Residential Housing Unit the work or structure of which was constructed at a site other than the site of its permanent foundation unless such Mortgage Loan would be acceptable for purchase by Ginnie Mae, Fannie Mae or Freddie Mac.

(d) The Lender shall comply: (i) as to VA Mortgage Loan, with the Servicemen's Readjustment Act, as amended and supplemented, and all rules and regulations issued thereunder, (ii) as to each FHA Mortgage Loan, with the National Housing Act, as amended and supplemented, and all rules and regulations issued thereunder, (iii) with respect to each USDA/RD Mortgage Loan,

with the Section 502 Guaranteed Single Family Rural Housing Loan Program, as amended and supplemented, all rules and regulations issued thereunder, (iv) with respect to each Fannie Mae Conventional Mortgage Loan, with the Fannie Mae Guides, with respect to each Freddie Mac Conventional Mortgage Loan, with the Freddie Mac Guides and (v) any and all applicable laws governing or regulating the origination of residential mortgage loans.

(e) With respect to each First and Second Mortgage Loan, whichever is applicable, the closing costs, fees and charges, of whatever kind or nature, which are collected from the Mortgagor or from the Seller of the Residential Housing Unit shall not exceed the aggregate of (i) the actual amounts expended for continuation of abstract, title insurance, deed tax, attorneys' fees, credit reports, surveys, loan review fees, loan application fee, inspection fees and certifications, appraiser's fees and filing and recording fees and other fees and charges, except loan discount points, required or permitted by FHA, USDA/RD, VA, Fannie Mae or Freddie Mac, as appropriate, and in all cases such other closing costs, fees and charges to the extent that all such costs, fees and charges do not exceed amounts charged in the State in cases where owner-financing is not provided through the use of Bond proceeds, as may be approved by the Corporation; (ii) the actual amounts paid or escrowed for taxes, leasehold payments and insurance premiums; (iii) an origination fee totaling up to but not in excess of 1.50% of the principal amount of such Mortgage. The fee's applicable to be charged to the Mortgagor on the Second Mortgage Closing Disclosure shall be a recording fee for the Second Mortgage Deed of Trust, second mortgage loan application fee, if applicable, and, if applicable, a Mortgagor paid Home Buyer Education Counseling fee.

(f) The Lender shall require that each Eligible Borrower provide a Borrower Certificate in form set forth in the Borrower Certification (Exhibit E) that the Eligible Borrower (i) intends to occupy the premises purchased with the proceeds of the Mortgage Loan as the principal residence of the Eligible Borrower within sixty (60) days after the closing of the Mortgage Loan; (ii) will not use the residence in a trade or business and will not deduct any portion of the cost of the residence as a home business expense on the Eligible Borrower's federal income tax return; (iii) will not use the residence as investment property and will not receive any income from the residence or the land; (iv) will not use the residence as a recreational, vacation or second house; and (v) certifies that all of the land being purchased with the Residential Housing Unit reasonably maintains the basic livability of the Residential Housing Unit and will not provide a source of income to the Eligible Borrower. Each First Mortgage Loan shall provide that it shall become immediately due and payable if the Eligible Borrower fails to occupy said premises as aforesaid within said time period, or if any of the other representations is determined to be false and the Lender or the Servicer, if applicable, may declare the Mortgage Loan due and payable. Each Second Mortgage Loan shall provide that it shall become immediately due and payable if the Eligible Borrower fails to occupy, sells or refinances said premises as aforesaid within the first ten (10) years of the thirty (30) year mortgage.

(g) The Acquisition Cost of the Residential Housing Unit that is to be purchased with the proceeds of such Mortgage Loan may not exceed the applicable Maximum Permissible Acquisition Cost as of the date the Commitment was made to provide the Mortgage Loan. In determining the Acquisition Cost of a Residential Housing Unit, the Lender should refer to the definition of Acquisition Cost contained herein, complete an Acquisition Cost Worksheet contained in the Borrower Certification (Exhibit E) in connection with each Mortgage Loan.

(h) The principal amount of a Mortgage Loan shall not exceed the maximum percentage of the Property Value acceptable to FHA, USDA/RD, VA, Fannie Mae or Freddie Mac, as applicable; nor may the principal amount of the Mortgage Loan exceed the amount permitted for inclusion in a Pool under the Ginnie Mae Guide, Fannie Mae or Freddie Mac Guides.

(i) Except in the case of Targeted Area Mortgage Loans, each person executing the Mortgage (but not the mortgage note, which may be co-signed by a person who is not a First Time Homebuyer if such person will not have an ownership interest in the residence) and to whom financing is provided by the mortgage note must be a First Time Homebuyer. Each such person must not have had a present ownership interest in a principal residence at any time during the three year period prior to the date of application for such Mortgage Loan. For purposes of the preceding sentence, Mortgagor's interest in the residence with respect to which the financing is being provided is not taken into account if such Mortgagor's interest in the residence was acquired with the proceeds of a bridge loan or construction loan with a term not exceeding twenty four (24) months.

In the event that there is more than one Mortgagor signing the Mortgage with respect to a particular residence, each of such Mortgagors must be a First Time Homebuyer. A person who is liable under the mortgage note secured by the Mortgage, but who does not have a present ownership interest in, and will not occupy, the residence subject to the Mortgage, need not be a First Time Homebuyer. For example, where a parent of a home purchaser co-signs the mortgage note for a child but the parent takes no interest in the residence, nor plans to occupy the residence, it is not necessary that the parent meet the First Time Homebuyer requirement since the parent is not a Mortgagor of the residence. Examples of interests that constitute present ownership interests (and thus would result in a potential home purchaser failing to meet First Time Homebuyer requirements) are the following:

- (i) A fee simple interest;
- (ii) A joint tenancy, a tenancy in common, or tenancy by the entirety;
- (iii) The interest of a tenant-shareholder in a cooperative;
- (iv) A life estate;
- (v) A land contract or bond for deed contract (i.e., a contract pursuant to which possession and the benefits and burdens of ownership are transferred although legal title is not transferred until some later time); and
- (vi) An interest held in trust for Mortgagor (whether or not created by Mortgagor) that would constitute a present ownership interest if held directly by Mortgagor.

Examples of interest which do not constitute present ownership interest (and thus would not result in a potential home purchaser failing to meet First Time Homebuyer requirements) are the following:

- (i) A remainder interest;
- (ii) A lease with or without an option to purchase;
- (iii) A mere expectancy to inherit an interest in a principal residence;
- (iv) The interest that a purchaser of a residence acquires on the execution of a purchase contract; and
- (v) An interest in other than a principal residence during the previous three years.

For example, a person would not fail to meet the First Time Homebuyer requirements because such person owns rental property, a vacation home, or a mobile home or factory-build housing that is not permanently affixed to real property.

With respect to Non-Targeted Area Mortgage Loans, the Lender may obtain from each Mortgagor copies of Mortgagor's signed federal income tax returns which were filed with the Internal Revenue Service for the preceding three (3) years for which tax returns were required to have already been filed prior to the year in which the Closing occurs, and shall examine each return to determine whether Mortgagor has claimed a deduction for taxes on real property which was the Mortgagor's principal residence or a deduction for interest paid on a mortgage secured by real property which was Mortgagor's principal residence. If such deduction was claimed, the Lender may reject the application as non-qualifying. The Lender must require Mortgagor to execute the Borrower Certification (Exhibit E) that certifies that the mortgagor meet's the 3-year IRC rule.

IF THE RESIDENTIAL HOUSING UNIT IS LOCATED IN A TARGETED AREA, THE MORTGAGOR NEED NOT BE A FIRST TIME HOMEBUYER. With respect to each Mortgage Loan, the Annualized Gross Household Monthly Income of the Mortgagor as indicated in the Borrower Certification (Exhibit E) and Income Calculation Worksheet (Exhibit N) may not exceed the Maximum Permissible Family Income.

(j) The Lender shall provide each Mortgagor with a completed statement in the form of the Notice to Mortgagor Regarding Potential Recapture Tax (Exhibit F) informing the Mortgagor of any potential recapture tax for federal income tax purposes on the sale or other disposition of the single-family residence and containing the information necessary for the Mortgagor to determine the amount of any such recapture tax.

(k) Each Mortgage Loan shall contain the Borrower Certification (Exhibit E) with respect to restrictions or assumptions of such Mortgage Loans and IRS Regulations in respect to qualified income, Acquisition Cost and First Time Homebuyer requirements.

Section 5. Compliance Review. The Lender shall forward the Compliance Package to the Corporation within 45 calendar days for new/existing properties or 120 calendar days for properties under construction which are the related Final Compliance Package Delivery Dates. The Corporation's online system will provide the Lender an email notification that the documents

uploaded successfully, and within three (3) Business Days of the Corporation's receipt of such Compliance Package whether or not the Corporation has approved the Mortgage Loan for origination under the MRB Program and, if the Mortgage Loan will not be approved, the reasons therefore listed as conditions to be satisfied. The Lender may attempt to cure any condition(s) in the Compliance Package and resubmit such required documentation by uploading online to the Corporation provided, that such Mortgage Loan must be closed on or prior to the related Conditional Commitment Expiration Date aforesaid. With respect to all Mortgage Loans approved by the Corporation, the Corporation's online system will submit an email to the Lender reflecting the loan has been approved or if there are conditions to be satisfied. If the loan is approved, the Lender will then be able to print a MHC executed Conditional Commitment. **No Mortgage Loan shall be closed without receipt of the Conditional Commitment.** In the event the Corporation discovers that a Mortgage Loan was closed prior to the Corporation issuing a Conditional Commitment, at the Corporation's discretion, it can withhold the reimbursement of the related Second Mortgage to the Lender. The Lender shall pay all costs of preparing and furnishing the Compliance Package to the Corporation.

Section 6. Closings; Purchase Certification.

(a) Upon receipt of a Conditional Commitment from the Corporation with respect to a Mortgage Loan, the Lender shall proceed to close such Mortgage Loan in a timely manner. A Conditional Commitment with respect to a Mortgage Loan shall lapse automatically if the Closing Date for such Mortgage Loan shall not occur prior to the related Conditional Commitment Expiration Date in accordance with Section 5.

(b) Lender shall provide at the Loan Closing, the Corporation's Borrower Affidavit (Exhibit K), the Mortgage Addendum – FHA Insured Loans (Exhibit J-1) or the Mortgage Addendum – VA or USDA/RD Guaranteed Loans (Exhibit J-2) or the Mortgage Addendum – Fannie Mae/Freddie Mac (Exhibit J-3), whichever is applicable, which shall be recorded with the First Mortgage Loan Deed of Trust, the Corporation's Second Mortgage Note (Exhibit Q) and the Corporation's Second Mortgage Deed of Trust (Exhibit R) and the Second Mortgage Closing Disclosure in the Lenders Name and Loan Number and the Second Mortgage funds, in the amount of seven thousand (\$7,000.00) dollars, subject to change upon notice from the Corporation, to cover the Borrowers eligible closing costs, down payment and mortgage insurance. The Corporation will reimburse the Lender upon receipt of the complete and accurate Purchase Certification Document Package.

(c) If applicable, the Corporation shall reimburse the Second Mortgage to the the lender. The closing attorney shall, if applicable, pay the Lender the origination fee with respect to such Mortgage Loan and shall apply the remainder of such Second Mortgage towards the down payment, mortgage insurance and closing costs payable by the Mortgagor; provided, however, that the Second Mortgage shall not be used to reimburse the Mortgagor for either (i) items paid outside of closing unless the seller has paid such items and the sales contract provides that the buyer shall reimburse the seller at closing for such costs, or (ii) items prepaid at closing, e.g. tax escrows or prepaid interest. The

Second Mortgage paid with respect to each Mortgage Loan shall not exceed the related Second Mortgage amount.

(d) The Lender shall submit the Purchase Certification Package with respect to a Mortgage Loan to the Corporation on or prior to the Corporation issuing the Purchase Certification to the Lender. The Corporation shall notify the Lender by online email within five (5) Business Days subsequent to the receipt of the Purchase Certification Package whether or not the Corporation has approved the Mortgage Loan for Purchase and, if the Mortgage Loan will not be approved, the reasons therefor. The Lender may attempt to cure any defect in the Purchase Certification Package and resubmit such Purchase Certification document(s) to the Corporation provided that such Mortgage Loan must be pooled to back a Ginnie Mae Security, Fannie Mae Security or Freddie Mac PC issued no later than two (2) months from date of closing and purchase by the Servicer and without exception, no later than the related Final MRB Program Security Issuance Date, if applicable. With respect to all Mortgage Loans approved by the Corporation, the Corporation shall provide access to the Lender to print a Purchase Certification once approved by the Corporation. NO MORTGAGE LOAN MAY BE (i) POOLED BY THE SERVICER TO BACK A GINNIE MAE SECURITY, FANNIE MAE SECURITY OR FREDDIE MAC PC OR (ii) SOLD TO THE SERVICER WITHOUT A PURCHASE CERTIFICATION FROM THE CORPORATION WITH RESPECT TO SUCH MORTGAGE LOAN WITHOUT PRIOR APPROVAL FROM THE CORPORATION.

(e) Approval of a Mortgage Loan for Purchase shall be in the sole discretion of the Corporation.

Section 7. Purchases of Mortgage Loans.

THE PROVISIONS INCLUDED IN THIS SECTION 7 SHALL BE APPLICABLE ONLY IF (i) THE LENDER IS NOT ACTING AS THE SERVICER HEREUNDER OR (ii) THE CORPORATION SHALL REQUIRE THE LENDER TO SELL ITS MORTGAGE LOANS TO A PARTICIPATING SERVICING INSTITUTION UNDER THE MRB PROGRAM PURSUANT TO SECTION 13(a) HEREOF.

(a) The Servicer shall be obligated to purchase and pay for any Mortgage Loan offered for sale by the Lender under this MRB Origination Agreement, but only if, with respect to each Mortgage Loan, the Lender has complied with all requirements contained in this MRB Origination Agreement, the Corporation has issued a Purchase Certification with respect thereto and has met all the Servicer's purchase requirements. A Mortgage Loan may be delivered to the Servicer prior to the Lender's receipt of a certificate or policy of insurance by FHA or a PMI Insurer, a guaranty certificate of USDA/RD or a guaranty certificate of VA, as applicable, if the Lender has received a commitment for such insurance or guaranty, as the case may be, and such commitment is delivered to the Servicer. If such insurance or guaranty is not delivered to the Servicer or the Corporation, as applicable, within sixty (60) days of the Closing Date, the Lender shall repurchase such Mortgage Loan in accordance with Section 12 hereof.

(b) Within three (3) Business Days after receipt of a Purchase Certification for each Mortgage Loan, the Lender must sell such First Mortgage Loan to the Servicer, provided however, that, the Servicer shall not be obligated to purchase First Mortgage Loans subsequent to the related Final Sale Date, if applicable. Servicer will make every effort to pool First Mortgage closed loans on a monthly basis, if applicable, unless otherwise instructed by the Corporation.

(c) The Purchase Date for each Mortgage Loan shall be on such Business Days of each month agreed to by the Servicer and the Lender during the period commencing on the related First Reservation Date, if applicable, and the related Closing Date, and the purchases shall occur at the times and places as determined by the Servicer.

(d) The purchase price payable by the Servicer to the Lender on the Purchase Date for each Mortgage Loan purchased by the Servicer shall be the sum of (i) 100% of the unpaid principal amount of the Mortgage Loan, (ii) accrued, but unpaid, interest to the Purchase Date and (iii) the Servicing Release Fee, if any.

(e) Prior to the Purchase Date, the Lender will assign and transfer each Mortgage Loan to the Servicer in exchange for payment of the purchase price on the Purchase Date as provided in this MRB Origination Agreement. Under the MRB Servicing Agreement, after the Purchase Date the Servicer will perform all servicing functions relating to each Mortgage Loan until such Mortgage Loans are securitized in a Pool. After the issuance date of each Ginnie Mae Security, Fannie Mae Security or Freddie Mac PC, the Ginnie Mae Guide, the Fannie Mae Guide and the Freddie Mac Guide will govern the Servicer.

Section 8. Representations and Covenants of the Lender Regarding Mortgage Loans.

The Lender hereby represents to, and covenants with, the Corporation and the Servicer, as of the Closing Date of each Mortgage Loan and, if applicable, as of the Purchase Date that:

(a) The Mortgage Loan is lawful under all applicable local, State and federal laws, rules and regulations which govern the affairs of the Lender and the Mortgagor, including without limitation all applicable real estate settlement procedures, truth-in-lending, usury and anti-discrimination laws.

(b) The Lender has complied with all the terms, conditions and requirements of the Act and this MRB Origination Agreement.

(c) The note or bond evidencing the Mortgage Loan is a legal, valid and binding obligation of the maker thereof and is enforceable in accordance with its terms. No counterclaim, set-off, defense or right of rescission exists which can be asserted and maintained by the Mortgagor or any successor in interest of the Mortgagor against the Lender or, if applicable, the Servicer, as assignee of said Mortgage Loan.

(d) The Lender has no knowledge of any improvement on the real property subject to the Mortgage Loan being in violation of any laws or regulations affecting the premises including, without limitation, applicable building, zoning and environmental protection laws or regulations.

(e) The Lender has no knowledge that the real property subject to the Mortgage Loan has been damaged by waste, fire, earthquake, windstorm, flood, tornado or other cause.

(f) The Lender has no knowledge of any condemnation proceeding being instituted or threatened against any portion of the Mortgaged Property subject to the Mortgage Loan.

(g) The improvements on the real property securing the Mortgage Loan are covered by a valid and subsisting policy of standard hazard insurance in an amount required by FHA, VA, USDA/RD, or the PMI Insurer, as applicable, with proper endorsement to the Servicer.

(h) The Lender has no knowledge of any facts or circumstances, economic or otherwise, which may have an adverse effect on the credit of any Mortgagor, the prospect of prompt payment of any Mortgage Loan or the value of any security therefor.

(i) All taxes and standard hazard insurance premiums due and payable have been paid and escrows for future payments which are adequate to fully pay such taxes at the completed property assessment rate and escrows for future monthly payments of 1/12 of the annual standard hazard insurance premium which will be adequate to fully pay each annual standard hazard insurance premium have been established.

(j) If the Mortgage Loan resulted from a correspondent agreement with another mortgage lending institution, the correspondent qualifies as a Correspondent Bank.

(k) The Mortgagor is not delinquent in the payment of any installment of principal, interest or other amounts due under the terms of the Mortgage Loan.

(l) No term, covenant or condition of the note or bond evidencing the Mortgage Loan and the Mortgage securing the Mortgage Loan has been waived, altered or modified except as consented to in writing by the Corporation and the Servicer.

(m) The Mortgage Loan is not subject to any existing assignment or pledge; the Lender has good title thereto and, if applicable, the full right and authority to sell, assign and transfer the same and to endorse and deliver the note or bond to the Servicer, free and clear of all encumbrances.

(n) The Mortgage Loan is covered by a valid and subsisting title insurance policy or initial binder, the benefits of which run to the Servicer, if applicable, which title insurance policy or initial binder is on the current standard American Land Title Association mortgage insurance form issued by a title insurer licensed to do business in the State in an amount at least equal to the outstanding principal balance of the Mortgage Loan. Such title insurance policy must insure the lien of the Mortgage Loan as a valid

first lien subject only to property taxes and assessments not yet due and payable and those title exceptions acceptable under guidelines promulgated by Ginnie Mae, Fannie Mae or Freddie Mac, as applicable.

(o) All necessary documents have been executed, and the Lender has taken all steps to perfect its and, if applicable, the Servicers legal and record title to, and to protect its and, if applicable, the Servicers interest in, the Mortgage Loan.

(p) The Mortgage, applicable Mortgage Addendum (Exhibits J-1, J-2 or J-3), and any other document required to be registered, recorded or filed in a public office to perfect the mortgage lien against third parties has been duly and timely filed, registered or recorded in the proper public office in order to give constructive notice thereof to all subsequent purchasers or encumbrancers.

(q) The lien of, or estate created by, the Mortgage Loan has not been satisfied, subordinated or impaired, in whole or in part, except for the payment of principal and interest to the Purchase Date as disclosed to the Corporation and the Servicer by the Lender. No part of any Mortgaged Property has been released therefrom, other than releases agreed to in writing by the Corporation and the Servicer.

(r) The Lender has determined that the Mortgage Loan would constitute a prudent investment for its own account.

(s) The Mortgage Loan is eligible under the terms of the Ginnie Mae Guide, the Fannie Mae or Freddie Mac Guides, and the related Ginnie Mae Guaranty Agreement or Pool Purchase Contract, as applicable, for inclusion in a Pool.

(t) Each Fannie Mae and Freddie Mac Conventional Mortgage Loan is insured under valid and effective Private Mortgage Guaranty Insurance issued by a PMI Insurer and meeting the requirements of this MRB Origination Agreement and the Fannie Mae and Freddie Mac Guides to the extent private mortgage insurance for the Fannie Mae and Freddie Mac Conventional Mortgage Loans is required by Fannie Mae and Freddie Mac Guides.

(u) To the best of its knowledge, after reasonable inquiry, the Mortgagor is an Eligible Borrower and the Mortgaged Property qualifies for a Mortgage Loan under the MRB Program.

Section 9. Lender Representations, Warranties and Covenants.

The Lender represents and warrants to, and covenants with, the Corporation and, if applicable, the Servicer that:

(a) The Lender is a "mortgage lender" as that term is defined in the Act and is currently authorized to make Mortgage Loans in the State.

(b) The Lender is a corporation or association duly organized and validly existing and in good standing under the laws of the jurisdiction under which it was organized and is existing and has the power and authority, corporate and other, to own its properties and carry on its business as now being conducted, and is duly qualified to do such business in the State.

(c) The Lender has the power (i) to execute and deliver this MRB Origination Agreement, (ii) to accept the terms hereof, (iii) to enter into the transactions contemplated hereby, and the acceptance and performance hereof has been duly authorized by all necessary corporate and other action.

(d) During the term of this MRB Origination Agreement, the Lender will remain subject to supervision and examination by State or federal authorities, as may be applicable, and it will remain in good standing and qualified to do business under the laws of the United States of America, the state of its organization and of the State, will not dissolve or otherwise dispose of all or substantially all of its assets and will not voluntarily consolidate with or merge into any other entity or permit one or more other entities to consolidate with or merge into it; provided, however, that the Lender may, without violating the covenant contained in this subsection, consolidate with or merge into another entity, or permit one or more entities to consolidate with or merge into it, or sell or otherwise transfer to another such entity all or substantially all of its assets as an entirety and thereafter dissolve; if the surviving, resulting or transfer entity, as the case may be, (i) shall be subject to the supervision and examination of the State or federal authorities, as may be applicable, (ii) shall assume in writing all of the obligations, representations and warranties of the Lender hereunder (in the case of a sale of all or substantially all of the Lender's assets, the Corporation and the Servicer shall release the Lender in writing, concurrently with and contingent upon such assumption, from all liability hereunder) and (iii) shall be either an FHA-approved mortgagee in good standing or an eligible lender in good standing of USDA/RD or VA guaranteed mortgage loans, if Fannie Mae Conventional Mortgage Loans are originated by such entity, a Fannie Mae approved lender in good standing or if Freddie Mac Conventional Mortgage Loans are originated by such entity, a Freddie Mac approved lender in good standing.

(e) The Lender is not under any cease and desist order or other order of a similar nature, temporary or permanent, of any federal or State authority, nor are there any proceedings presently in progress or to its knowledge contemplated which would, if successful, lead to the issuance of any such order which, if issued, would materially adversely affect the ability of the Lender to perform its obligations hereunder.

(i) The Lender is an FHA-approved Mortgagee; and/or

(ii) The Lender is a "Supervised Lender" as classified by VA under Section 500(d) of the Servicemen's Readjustment Act; and/or

(iii) If the Lender originates USDA/RD Mortgage Loans, such Lender is an eligible lender under the USDA/RD Section 502 Single Family Rural Housing Loan Program; and/or

(iv) If the Lender originates Fannie Mae Conventional Mortgage Loans, such Lender is a Fannie Mae approved lender in good standing acceptable to a PMI Insurer.

(v) If the Lender originates Freddie Mac Conventional Mortgage Loans, such Lender is a Freddie Mac approved lender in good standing acceptable to a PMI Insurer.

(f) This MRB Origination Agreement is a valid and binding agreement of the Lender, enforceable according to its terms, the making and performance of which have been duly authorized by all necessary corporate and other action and will not constitute a violation of any law, any requirement imposed by any judicial, arbitral body or governmental instrumentality, or the charter or by-laws of the Lender, or a default under any agreement or instrument by which it is bound or affected.

(g) Neither the execution and delivery of this MRB Origination Agreement nor the performance of the transactions contemplated by this MRB Origination Agreement by the Lender requires the consent or approval of any governmental instrumentality nor, if such consent or approval is required, it has been obtained.

(h) The Lender's current standard underwriting and servicing policies and procedures satisfy the Ginnie Mae, Fannie Mae and Freddie Mac Guides or the mortgage seller and servicer guidelines of Ginnie Mae, Fannie Mae or Freddie Mac.

(i) The Lender will examine the affidavit, certifications and documents required by this MRB Origination Agreement and will make such investigation as it deems necessary to verify the facts stated therein and will determine such facts to be true and correct; and, that it will collect from the Mortgagor only such costs, fees and charges authorized by the Corporation herein.

(j) Any review or approval by the Servicer or the Corporation of any Mortgage Loan or the credit or tax compliance information in connection therewith or the issuance by the Corporation of either a Conditional Commitment or a Purchase Certification hereunder shall not relieve the Lender of any responsibility or liability for the performance or nonperformance of its obligations hereunder.

(k) Lender will not knowingly take or omit to take any action or permit any action which is within its control to be taken which would impair the exclusion from gross income for federal income tax purposes of interest on any series of Bonds; the Lender (including any "related person" thereof, within the meaning of Section 144(a)(3) of the Code) may purchase Bonds; however, it shall not, pursuant to any arrangement, formal or informal, purchase Bonds in an amount related to the amount of Mortgage Loans originated by the Lender pursuant to this MRB Origination Agreement.

(l) The Lender will comply, (i) with respect to each FHA Mortgage Loan, with the National Housing Act of 1934, as amended, with all rules and regulations issued thereunder

and with all applicable administrative publications, (ii) with respect to each VA Mortgage Loan, with the Servicemen's Readjustment Act, as amended, with all rules and regulations issued thereunder and with all administrative publications, (iii) with respect to USDA/RD Mortgage Loans, with all rules and regulations of the Section 502 Single Family Rural Housing Loan Program of USDA/RD, (iv) with respect to each FHA Mortgage Loan, VA Mortgage Loan and USDA/RD Mortgage Loan, as determined as of the date of each Purchase hereunder, with all the requirements of, and the "Representations and Warranties of Lender" set forth in, the Ginnie Mae Guide, (v) with respect to each Conventional Mortgage Loan, as determined as of the date of each Purchase hereunder, with all the requirements of the Fannie Mae or Freddie Mac Guides, and (vi) any and all applicable laws governing or regulating the origination of mortgage loans, including, but without limitation, any applicable "truth in lending" or disclosure laws.

(m) The Lender will comply with the non-discrimination provisions of the Civil Rights Act of 1964, the regulations promulgated thereunder, and Executive Order 11246, Equal Employment Opportunity, dated September 24, 1965.

(n) Notwithstanding any other provisions of this MRB Origination Agreement, under no circumstances shall this MRB Origination Agreement or the relationship between the Corporation and the Lender created hereby be construed as creating a fiduciary relationship between the Corporation and the Lender or as granting to or creating in the Lender any legal or equitable interest, right or title in or to any funds or accounts created under the applicable Governing Bond Document.

(o) The Lender shall, from time to time, timely provide to the Servicer and the Corporation at Lender's expense copies of all documents, loan applications and all related materials from its file on each Mortgage Loan.

(p) The Lender shall keep proper books, records and accounts in which complete and correct copies of all certificates and documents required to be filed with it hereunder shall be maintained and preserved for a reasonable period of time. The Lender shall make such books and records available for inspection by the Corporation, the Servicer, the Trustee, Ginnie Mae, Fannie Mae, Freddie Mac and the Custodian during reasonable hours and under reasonable conditions. The Corporation, the Servicer, the Trustee, Ginnie Mae, Fannie Mae, Freddie Mac, and the Custodian shall have the right to require the Lender to furnish said documents, at Lender's expense, as the Corporation, the Servicer, the Trustee, Ginnie Mae, Fannie Mae, Freddie Mac or the Custodian, in their respective sole discretion and from time to time, deem necessary to determine that the provisions of the applicable Governing Bond Document, the Custodial Agreement, the MRB Servicing Agreement and this MRB Origination Agreement have been complied with and to satisfy the Corporation's recordkeeping requirements.

(q) The Lender shall use diligent, reasonable efforts to become and to remain familiar with all Ginnie, Fannie Mae and Freddie Mac rules and regulations applicable to the origination and sale of mortgage loans, including, but not limited to, any changes or proposed

changes in the Ginnie Mae, Fannie Mae and Freddie Mac servicing rates, size of Pools, if also acting as the Servicer of said Mortgage Loans or other features affecting the Purchase of Mortgage Loans hereunder. Any failure of the Corporation or the Servicer to inform Lender of changes or proposed changes in Ginnie Mae, Fannie Mae and Freddie Mac rules and regulations affecting the MRB Program shall not relieve Lender of its obligations under this subsection (u).

Section 10. Servicer Representations, Warranties and Covenants. The Servicer represents and warrants to, and covenants with, the Lender and the Corporation that:

(a) The Servicer is a corporation, duly organized, validly existing and in good standing under the laws of the state of its organization, is duly qualified and in good standing to transact business in the State, and possesses all requisite authority, power, licenses, permits and franchises to conduct any and all business contemplated by this MRB Origination Agreement and the MRB Servicing Agreement and to execute, deliver and comply with its obligations under the terms of this MRB Origination Agreement and the MRB Servicing Agreement, the execution and delivery and performance of which have been duly authorized by all necessary corporate action.

(b) The execution and delivery of this MRB Origination Agreement and the MRB Servicing Agreement by the Servicer in the manner contemplated herein and therein and the performance and compliance with the terms hereof and thereof by it will not violate (i) its certificate of incorporation or bylaws or similar organizational documents, or (ii) any laws which could have any material adverse effect whatsoever upon the validity, performance or enforceability of any of the terms of this MRB Origination Agreement or the MRB Servicing Agreement applicable to the Servicer, and will not constitute a material default (or an event which, with notice or lapse of time, or both, would constitute a material default) under, or result in the breach of, any material contract, agreement or other instrument to which the Servicer is a party or which may be applicable to it or any of its assets.

(c) The execution and delivery of this MRB Origination Agreement and the MRB Servicing Agreement by the Servicer in the manner contemplated herein and therein and the performance and compliance with the terms hereof and thereof by it do not require the consent or approval of any governmental authority, or if such consent or approval is required, it has been obtained.

(d) This MRB Origination Agreement and the MRB Servicing Agreement, and all documents and instruments contemplated hereby and thereby, which are executed and delivered by the Servicer, will constitute valid, legal and binding obligations of the Servicer, enforceable in accordance with their respective terms, except as the enforcement thereof may be limited by applicable debtor relief laws.

(e) The Servicer is a Fannie Mae-approved seller-servicer, Ginnie Mae-approved issuer-servicer, Freddie Mac-approved issuer-servicer, FHA-approved mortgagee, USDA/RD-approved lender, VA-approved lender, and an authorized issuer of Ginnie Mae

Securities, seller of Fannie Mae Securities, seller of Freddie Mac PCs and will remain so approved for the term of this MRB Origination Agreement and the MRB Servicing Agreement.

(f) With respect to the servicing of Mortgage Loans, the Servicer will comply, (i) as to each FHA Mortgage Loan, with the National Housing Act of 1934, as amended, all rules and regulations issued thereunder and all applicable administrative publications, (ii) as to each VA Mortgage Loan, with the Servicemen's Readjustment Act, as amended, all rules and regulations issued thereunder and all applicable administrative publications, (iii) as to each USDA/RD Mortgage Loan, with the Section 502 Guaranteed Single Family Rural Housing Loan Program of USDA/RD, as amended, all rules and regulations issued thereunder and all applicable administrative publications, (iv) as to each FHA Mortgage Loan, VA Mortgage Loan and USDA/RD Mortgage Loan, with the provisions of the Ginnie Mae Guide and all other applicable rules, regulations, policies and guidelines of Ginnie Mae, and (v) as to each Conventional Mortgage Loan, with the provisions of the related Pool Purchase Contract, the Fannie Mae and Freddie Mac Guides and all other applicable rules of Fannie Mae and Freddie Mac.

(g) The Servicer will comply with the non-discrimination provisions of the Civil Rights Act of 1964, the regulations promulgated thereunder, and Executive Order 11246, Equal Employment Opportunity, dated September 24, 1965.

(h) The Servicer will do every act and thing which may be necessary or reasonable required to perform its duties under this MRB Origination Agreement.

(i) The Servicer agrees that so long as it shall continue to serve in the capacity contemplated under the terms of this MRB Origination Agreement and the MRB Servicing Agreement, it will remain in good standing under the laws of the state of its organization and qualified under the laws of the State to do business in the State, will not dissolve or otherwise dispose of all or substantially all of its assets and will not voluntarily consolidate with or merge into any other entity or permit one or more other entities to consolidate with or merge into it; provided, however, that the Servicer may, without violating the covenant contained in this subsection, consolidate with or merge into another entity, or permit one or more entities to consolidate with or merge into it, or sell or otherwise transfer to another such entity all or substantially all of its assets as an entirety and thereafter dissolve, if the surviving, resulting or transferee entity, as the case may be, shall have a net worth as indicated by its most recent quarterly financial statement equal to or greater than the net worth of the Servicer as indicated by its most recent quarterly financial statement, shall be qualified under the laws of the State to do business in the State, shall be qualified under the laws and have necessary approvals required of the Servicer to perform the Servicer's duties hereunder and under the MRB Servicing Agreement, and shall assume in writing all of the obligations of the Servicer hereunder, in which event the Corporation, shall release the Servicer in writing, concurrently with and contingent upon such assumption, from all obligations so assumed. No merger by or sale of the assets of the Servicer under this subsection shall occur without reasonable prior notice to the Corporation and the Trustee sufficient to allow the Corporation to present any

objections to the proposed merger or sale of assets in writing to the Servicer, Fannie Mae, Ginnie Mae and Freddie Mac. Any entity into which, pursuant to the terms hereof, the Servicer may be merged or consolidated, or any entity resulting from any merger, conversion or consolidation to which the Servicer shall be a party, pursuant to the terms hereof, or any entity succeeding to the business of the Servicer, pursuant to the terms hereof, shall be the successor of the Servicer hereunder without the execution or filing of any document or instrument, or any further act on the part of any of the parties hereto. The Servicer agrees to provide to the Corporation and the Trustee a certificate of an accountant and an opinion of counsel, acceptable to the Corporation, demonstrating that the requirements of this paragraph have been complied with.

(j) No information or statement furnished in writing or report required hereunder or under the MRB Servicing Agreement delivered to the Lender, the Corporation or the Trustee will, to the knowledge of the Servicer, contain any untrue statement of a material fact or omit a material fact necessary to make the information, statements or report not misleading.

(k) Neither the Servicer nor any "related person" as defined in Section 144(a)(3) of the Code shall acquire, pursuant to an arrangement, formal or informal, Bonds in an amount related to the amount of Mortgage Loans to be acquired by the Servicer under the MRB Program.

(l) The Servicer is familiar with all Ginnie Mae, Fannie Mae rules and Freddie Mac and regulations applicable to the MRB Program and shall use diligent, reasonable efforts to remain familiar with all Ginnie Mae, Fannie Mae, Freddie Mac rules and regulations applicable to the origination and servicing of mortgage loans, including, but not limited to, any changes or proposed changes in the Ginnie Mae, Fannie Mae and Freddie Mac servicing rate, size of Pools or other features affecting the purchase of Mortgage Loans hereunder.

(m) Each mortgage file relating to a Mortgage Loan shall be maintained by the Servicer for a minimum of three years from the date such Mortgage Loan is fully paid or otherwise terminated.

Section 11. Corporation Representations and Warranties. The Corporation represents and warrants to with the Lender and the Servicer that:

(a) The Corporation shall make upon the Lender's and the Servicer's reasonable prior written request to conduct, with the Corporation's supervised access during reasonable hours and under reasonable conditions, the review of the Corporation's security policies, facilities and/or pertinent records.

(b) The Corporation shall throughout the term of this MRB Origination Agreement, use reasonable efforts to ensure that all Mortgage Loans originated hereunder satisfy all the requirements set forth in Section 4 hereof.

Section 12. Damages; Repurchase. The Lender shall be liable to the Corporation and the Servicer for any damages, including, without limitation, costs and reasonable attorneys' fees,

suffered by the Corporation or the Servicer by reason of the untruth of any representation or the breach of any covenant or warranty made by the Lender herein or in connection with the transactions hereby contemplated. In addition, with respect to any Mortgage Loan, in the event that any representation by the Lender shall prove to be untrue when made, or in the event of any breach of covenant or warranty, or in the event the Lender fails to deliver all documentation within the required time period, the Lender shall, at the option of and upon the demand of the Corporation or the Servicer, repurchase promptly any such Mortgage Loan for an amount equal to the sum of (i) one hundred percent (100%) of the unpaid principal balance of the Mortgage Loan at the time of repurchase with adjustment for accrued interest at the time of repurchase as well as any and all insurance or property proceeds received, (ii) the aggregate amount of any advances and interest thereon and (iii) the amount of any reasonable attorney fees, legal expenses, court costs or other expenses incurred by the Corporation and the Servicer in connection with such Mortgage Loan and the repurchase thereof. Each Mortgage Loan shall contain the applicable Mortgage Addendum (Exhibit J-1, J-2 or J-3).

Section 13. Miscellaneous.

(a) The Lender understands and agrees that notwithstanding anything herein to the contrary, on or before the related Final Sale Date, if applicable, the Corporation, in its sole and absolute discretion, may require the Lender to sell any First Mortgage Bond Loans that have not yet been pooled to form the basis of a Ginnie Mae Security, a Fannie Mae Security or a Freddie Mac PC to the Corporation or any mortgage servicing entity designated by the Corporation for a purchase price equal to the aggregate outstanding principal amount of such Mortgage Loans, plus accrued interest.

(b) With the prior approval of the Corporation, the Lender may enter into correspondent agreements with Correspondent Banks whereby such Correspondent Banks agree to originate Mortgage Loans on behalf of such Lender; provided, however, that only the Lender shall be entitled to pool such Mortgage Loans in connection with the issuance of a Ginnie Mae Security, Fannie Mae Security or Freddie Mac PC or sell such Mortgage Loans to the Servicer and provided, further, that such correspondent agreements shall not relieve the Lender any of its duties, responsibilities, representations, warranties or obligations under this MRB Origination Agreement.

(c) The provisions of this MRB Origination Agreement cannot be waived or modified unless such waiver or modification be in writing and signed by the party to be charged with such waiver or modification; provided, however, that the Corporation may supplement or modify this MRB Origination Agreement without the consent of the Lender or the Servicer if (i) such supplement or modification does not materially alter the rights and obligations of the Lender or the Servicer hereunder or (ii) such supplement or modification shall be required to maintain the exclusion of interest on any series of Bonds from the gross income of the recipients thereof.

(d) The Lender and the Servicer hereby agree to comply with any reasonable standards with respect to procedures in order to implement the provisions of this MRB Origination Agreement.

(e) Certain responsibilities of the Corporation may be performed from time to time by agents designated by the Corporation. Each Lender shall provide any reports, information, certificates or other materials required to be made available to the Corporation by the Lender under this MRB Origination Agreement to such agents upon its request for same.

(f) All agreements, representations and warranties contained herein or made in writing by or on behalf of the Lender and the Servicer in connection with the transactions contemplated hereby shall survive the execution and delivery of this MRB Origination Agreement, the sale or delivery of the Mortgage Loans and payment therefore, any disposition thereof by the Servicer, and any investigation at any time made by the Corporation, the Servicer or the Lender.

(g) Invalidity of any one of the provisions of this MRB Origination Agreement, by judgment or court order, shall in no way affect any other provisions herein contained, which provisions shall remain in full force and effect.

(h) This MRB Origination Agreement shall not become effective until (1) there is delivered to the Corporation the MRB Servicing Agreement executed by the Servicer, if applicable.

(i) This MRB Origination Agreement shall be governed by the laws of the State, and the Lender consents to jurisdiction of the courts of the State.

(j) This MRB Origination Agreement shall not be assignable by the Lender or the Servicer without the written consent of the other parties hereto, and in the event of any attempted assignment thereof without such written consent, the Corporation may, terminate this MRB Origination Agreement as to its obligations hereunder.

(k) This MRB Origination Agreement and all obligations and rights arising hereunder shall bind and inure to the benefit of the Corporation, the Lender, the Servicer and their respective successors in interest and permitted assigns.

(l) This MRB Origination Agreement may be executed in one or more counterparts, each of which shall be an original but such counterparts shall together constitute but one and the same agreement.

(m) All communications between the parties hereto shall be in writing, addressed, if to the Corporation at the following address: Mississippi Home Corporation, 735 Riverside Drive, Jackson, MS 39202, Attention: Executive Director, and if to the Lender at its address shown on the Application, and if to the Servicer at its address set forth in the MRB Servicing Agreement or at such other address as any party shall designate to the others in writing.

(n) This MRB Origination Agreement may be amended, changed, modified or altered without consent of the owners of any series of Bonds only (i) if such amendment, change, modification or alteration shall be allowed by the Governing Bond Document and shall not materially adversely affect the interests of the owners of the Bonds, (ii) so as to add additional rights acquired in accordance with the provisions of this MRB Origination Agreement, or (iii) in connection with any other change therein, including changes made possible by changes to Section 143 of the Code and regulations pursuant thereto, which will not adversely affect the rating on the Bonds. Except for the amendments, changes or modifications as provided in this paragraph, neither the Corporation nor the Trustee shall consent to any other amendment, change or modification of this MRB Origination Agreement without satisfying the applicable provisions of the Governing Bond Document.

Section 14. Termination.

Upon the happening of any one or more of the following events, the Corporation may terminate this MRB Origination Agreement with respect to the Lender and shall be entitled to take whatever action at law or in equity as may be necessary or desirable to (i) collect any amounts due or to become due hereunder or other damages, or (ii) enforce performance and observance of any obligation, agreement or covenant hereunder:

(a) Failure by the Lender duly to observe or perform in any material respect any other covenant, condition or agreement herein to be observed or performed, for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, given to the Lender by the Corporation unless the Corporation shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Corporation will not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lender within the applicable period and diligently pursued until the default is corrected;

(b) The Lender has been required to repurchase a Mortgage Loan pursuant to Section 12 hereof and the Lender has not timely repurchased said Mortgage Loan upon proper notice hereunder;

(c) A decree or order of a court or agency or supervisory authority having jurisdiction in the premises for the appointment of a conservator or receiver or liquidator in any insolvency, readjustment of debt, marshalling of assets and liabilities or similar proceedings, or for the winding up or liquidation of its affairs, shall have been entered against the Lender and such decree or order shall have remedies in force undischarged or unstayed for a period of sixty (60) days;

(d) The Lender shall consent to the appointment of a conservator or receiver or liquidator in any insolvency, readjustment of debt, marshalling of assets and liabilities or

similar proceedings of or relating to the Lender or of or relating to all or substantially all of its property;

(e) The Lender shall admit in writing its inability to pay its debts generally as they become due, file a petition to take advantage of any applicable insolvency or reorganization statute, make an assignment for the benefit of its creditors, or voluntarily suspend payment of its obligations; and/or

(f) The Corporation shall discover or be notified that any representation of or warranty by the Lender to the Corporation is false in any material respect.

(g) The Lender shall have the right to terminate this Agreement for any reason, or no reason, at any time upon ninety (90) days written notice to the Corporation. Upon such notice, the Lender will not submit any further Reservation request.

Notwithstanding anything herein to the contrary, the representations made by the Lender with respect to each Mortgage Loan shall survive any termination of this MRB Origination Agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have caused this MRB Origination Agreement to be executed by their duly authorized officers as of the date hereof.

MISSISSIPPI HOME CORPORATION

By: _____
Scott Spivey, Executive Director

[Signatures Continued on the Following Page]

[Counterpart Signature Page to the MRB Mortgage Origination Agreement]

Lender

By:_____

Title:_____

Servicer

By:_____

Title:_____

EXHIBIT A

MAXIMUM PERMISSIBLE ACQUISITION COST

EXHIBIT A

MAXIMUM PERMISSIBLE ACQUISITION COST

**MRB COUNTY ACQUISITION LIMITS FOR
TARGET AND NON-TARGET COUNTIES**

TARGETED AREAS:

\$289,705

NON-TARGETED AREAS:

\$237,031

EXHIBIT B

MAXIMUM PERMISSIBLE FAMILY INCOME LIMITS

(Non-Target Areas)

EXHIBIT B

MISSISSIPPI HOME CORPORATION – MRB Program
Non-Target County Income Limits
EFFECTIVE w/Loan Applications taken on or after May 10, 2019

<u>County</u>	<u>One to Two in Family</u>	<u>Three or More in Family</u>
Adams*	52,800	60,720
Alcorn*	52,800	60,720
Bolivar*	52,800	60,720
Calhoun	52,800	60,720
Clarke	52,800	60,720
Covington	52,800	60,720
DeSoto	64,200	73,830
Forrest*	58,200	66,930
Grenada	52,800	60,720
Hancock	52,800	60,720
Harrison	52,800	60,720
Hinds*	63,800	72,370
Itawamba	52,800	60,720
Jackson	62,700	72,105
Jasper	52,800	60,720
Jones*	52,800	60,720
Lafayette	65,800	75,670
Lamar	58,200	66,930
Lauderdale*	52,800	60,720
Lawrence	52,800	60,720
Lee	56,000	64,400
Lincoln	52,800	60,720
Lowndes*	52,800	60,720
Madison*	63,800	73,370
Monroe*	52,800	60,720
Montgomery	52,800	60,720
Neshoba	52,800	60,720
Newton	52,800	60,720
Oktibbeha	57,700	66,355
Pearl River	53,200	61,180
Pontotoc	54,900	63,135
Rankin	63,800	73,370
Scott	52,800	60,720
Simpson	52,800	60,720
Smith	52,800	60,720
Tate	56,300	64,745
Tippah	52,800	60,720
Union	52,800	60,720
Warren	55,200	63,480
Webster	52,800	60,720

*Split County - See Program Maps on MHC website www.mshc.com – Lender Info. Tab
– MHC Program Maps

Revised 5/10/2019

EXHIBIT C

MAXIMUM PERMISSIBLE FAMILY INCOME LIMITS

(Target Areas)

EXHIBIT C

**MISSISSIPPI HOME CORPORATION – MRB Program
Target County Income Limits
Effective w/loan applications on or after May 10, 2019**

<u>County</u>	<u>One to Two in Family</u>	<u>Three or More in Family</u>
Adams*	63,360	73,920
Alcorn*	63,360	73,920
Amite	63,360	73,920
Attala	63,360	73,920
Benton	63,360	73,920
Bolivar*	63,360	73,920
Carroll	63,600	74,200
Chickasaw	63,360	73,920
Choctaw	63,360	73,920
Claiborne	63,360	73,920
Clay	63,360	73,920
Coahoma	63,360	73,920
Copiah	76,560	89,320
Forrest*	69,840	81,480
Franklin	66,240	77,280
George	72,840	84,980
Greene	68,400	79,800
Hinds*	76,560	89,320
Holmes	63,360	73,920
Humphreys	63,360	73,920
Issaquena	63,360	73,920
Jefferson	63,360	73,920
Jefferson Davis	63,360	73,920
Jones*	63,360	73,920
Kemper	63,360	73,920
Lauderdale*	63,360	73,920
Leake	63,360	73,920
Leflore	63,360	73,920
Lowndes*	63,360	73,920
Madison*	76,560	89,320
Marion	63,360	73,920
Marshall	63,360	73,920
Monroe*	63,360	73,920
Noxubee	63,360	73,920
Panola	63,360	73,920
Perry	69,840	81,480
Pike	63,360	73,920
Prentiss	63,360	73,920
Quitman	63,360	73,920
Sharkey	63,360	73,920
Stone	63,360	73,920
Sunflower	63,360	73,920
Tallahatchie	63,360	73,920
Tishomingo	63,360	73,920
Tunica	63,360	73,920
Walthall	63,360	73,920
Washington	63,360	73,920
Wayne	63,360	73,920
Wilkinson	63,360	73,920
Winston	63,360	73,920
Yalobusha	63,360	73,920
Yazoo	63,360	73,920

*Split County (See Program Maps on MHC website www.mshc.com – Lender Info. Tab – **MHC Program Maps**)

Revised 5/10/2019

EXHIBIT D

MORTGAGE REVENUE BOND CHECKLIST

MRB7 PROGRAM CHECKLIST

Borrower

MRB Reservation Number

RESERVATION PACKAGE

- ____ 1. Reservation Form (MRB 001)
- ____ 2. Reservation Confirmation
- ____ 3. Mortgage Revenue Bond Checklist (MRB 002)
- ____ 4. Copy of Executed Sales Contract or HUD Property Disp. Form 9548 or VA Res. Purch. /Sale Agr. Form VRM SC
- ____ 5. Copy of Complete Executed Loan Application
- ____ 6. Executed Potential Recapture Tax Form
- ____ 7. Notice to Borrower – Second Mortgage (MRB 016)
- ____ 8. Copy of Homebuyer Education Certificate
- ____ 9. Teacher/School District Executed HAT Loan Agreement, if applicable, upload copy & Mail Original to MHC Attn: Single-Family

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

COMPLIANCE PACKAGE

- ____ 1. Mortgage Revenue Bond Checklist (MRB 002)
- ____ 2. FHA Transmittal or VA Loan Analysis or Fannie Mae 1008
- ____ 3. Verification of Employment (s) and pay stub (s) (All Applicable Household Members)
- ____ 4. MHC Income Calculation Worksheet
- ____ 5. Automated Underwriting Findings (DU/DO/LP/FHA Total Scorecard for FHA)
- ____ 6. 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.
- ____ 7. Copy of Credit Report for all Borrowers
- ____ 8. Copy of Fraud Guard or equivalent Report with Ownership/Occupancy module for all Borrowers
- ____ 9. Executed Borrower Certification (MRB 003)
- ____ 10. Executed Non-Borrower Certification (MRB014, *if applicable*)
- ____ 11. Child Support Statement (MRB015, *if applicable*)
- ____ 12. Copy of Appraisal (URAR or Conditional CRV)
- ____ 13. Notification of Change Form (MRB 011, *if applicable*)
- ____ 14. Attorney Information Form (MRB 010)
- ____ 15. Exception Documentation (*if applicable*)
- ____ 16. MHC Letter of Explanation Form (*if applicable*)
- ____ 17. Copy of Buydown Agreement (*if applicable*)
- ____ 18. 203(k) Maximum Mortgage Worksheet (*if applicable*)
- ____ 19. Copy of Preliminary Closing Disclosure (*HAT Only*)

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.

PURCHASE CERTIFICATION (PC) PACKAGE UPLOAD ONLINE

- ____ 1. Mortgage Revenue Bond Checklist (MRB 002)
- ____ 2. Executed Borrower Affidavit (MRB 007)
- ____ 3. Copy of Final Executed Closing Disclosures (1st & 2nd Mortgage)
- ____ 4. Copy of Recorded 2nd Mortgage Deed of Trust
- ____ 5. Lender Wiring Instructions
- ____ 6. Copy of Executed 1st Mortgage Note (HAT Only)
- ____ 7. Copy of Executed 1st Mortgage Deed of Trust (HAT Only)

FINAL DOCUMENTS – MUST BE MAILED TO MHC ATTN: SINGLE FAMILY – 735 RIVERSIDE DR., JACKSON, MS 39202

- ____ 1. Original Executed Second Mortgage Note
- ____ 2. Original Executed Recorded Second Mortgage Deed of Trust

Upon receipt of 1-5 & 6- 7, if applicable, from the first list & item #1 from the second list above, MHC will update the loan status to Purchase Certification (PC) & will then reimburse the \$7,000 to the Lender within 2-business days after the loan status change. Once updated to a PC status, lender must print the PC & deliver it with the first mortgage loan to the MRB Servicer.

EXHIBIT E
BORROWER CERTIFICATION

EXHIBIT E**BORROWER CERTIFICATION**

STATE OF MISSISSIPPI]
COUNTY OF _____]

The undersigned _____ jointly, the ("Borrower"), being duly sworn according to law, deposes and says:

1. **Residency.** I am (or intend to become) a resident of the State of Mississippi and a U.S. Citizen or an Alien admitted for permanent residency.
2. **Principal Residence.** The proceeds of the mortgage loan will be used to purchase a Residential Housing Unit located in the state of Mississippi. The Residential Housing Unit shall be my permanent and principal residence and I will occupy the Residential Housing Unit within 60 days after loan closing and intend to occupy the property as a principal residence for the life of the loan. If you cease to use the residence as your principal residence for a period in excess of twelve (12) months, no deduction will be allowed for mortgage interest accruing after the first day in such period in the calculation of your federal income taxes.
3. **Legal Capacity.** I have the legal capacity to incur the obligation of the mortgage loan.
4. **Income Tax Returns.** Most recent federal tax transcript or signed 1040 with schedules, must be provided by the borrower(s) including, but not limited to the Credit and Fraud Guard with Ownership/Occupancy module reports. If the documents do not contain sufficient information for MHC/Lender to determine if the borrower's loan will be in compliance with the federal tax law, MHC/Lender reserves the right to request the borrower's and occupying non-borrowers prior three (3) years federal tax returns/transcripts.
5. **New Mortgage.** No part of the Mortgage loan proceeds will be used to refinance or replace an existing mortgage or other owner financing of the Borrower(s), except that all or any part of the Mortgage loan proceeds may be used to pay, replace either (a) a construction loan which I received or (b) a bridge or similar temporary initial financing which had a term of twenty-four months or less. I understand that conditional land sale contracts or a lease with an option to purchase or any other form of owner financing are considered existing loans or mortgages for the purpose of this section, and such instruments are not eligible for financing.
6. **Prior Home Ownership.** During the past three years I have ____/ have not ____ had a present ownership interest in my principal residence. I understand that "present ownership" includes ordinary ownership (a fee simple interest), a joint tenancy, a tenancy in common, a tenancy by the entirety, an interest in a cooperative, a life estate, a conditional land sale contract, a lease with options to purchase or an interest in trust established by myself or some other person. No ownership interest has occurred in a principal interest during the prior three (3) years, unless the property is located within a "Targeted Area" or otherwise exempt from this requirement under federal law
7. **Income Produced by the Property.** The Residential Housing Unit, or any part thereof, will not be used in any manner that may permit a trade or business use deduction under Section 280-A of the Internal Revenue Code. No more than fifteen percent (15%) of the total area of the Residential Housing Unit will be used in a trade or business.
8. **Size of the Real Estate.** The land associated with the Residential Housing Unit is not to excess of that necessary to maintain the basic livability of the Residential Housing Unit.
9. **Current Annual Family/Household Income.** The combined income of all persons intending to reside in the Residential Housing Unit as shown on the Income Calculation worksheet is \$ _____, which does not exceed the limit of \$ _____ for _____ County so I (We) meet the income limitations established by MHC.
10. **Acquisition Cost.** The acquisition cost of the Residential Housing Unit as computed below is \$ _____ and does not exceed the maximum acquisition cost of \$ _____, for existing ____ or ____ new (Check One) homes in _____ County and these requirements are that the sales price of the property does not exceed MHC requirements for existing/new properties.
11. **Due-On-Sale Consent Statement.** Your home is being financed with a mortgage loan made available with the assistance of the Mississippi Home Corporation (MHC). This mortgage loan may be made at an interest rate below that which other mortgage lenders loaning their funds are currently charging. Because of this, your mortgage provides that you cannot sell your home to a person ineligible for assistance from MHC, unless you pay your loan in full. If you sell your home to a party ineligible for MHC assistance and do no pay-off your loan in full, MHC may demand immediate and full repayment of the loan. This could result in foreclosure of your mortgage and repossession of the property. In addition, if you rent the property or committed fraud or intentionally misrepresented yourself when you applied for the loan, the lender may foreclose your mortgage and repossess the property. If the lender takes your home through foreclosure of the mortgage because of these reasons, the mortgage insurer (HUD, VA, Rural Development, Fannie Mae or Freddie Mac approved PMI Company) will not be able to help you.

If the money received from foreclosure sale is not enough to pay the remaining interest amount of the money you owe on the loan, MHC may obtain a deficiency judgment against you (a court ruling that you must pay whatever money is still owed on the loan after the foreclosure sale). Such judgment will be taken over by the insuring agency if MHC files an insurance claim against the agency because of the foreclosure. MHC or the insurer may bring action against you to collect the judgment.

ADDITIONS:

1. Amount paid, in cash or in kind, by the Borrower to or for the benefit of the Property Seller for the residence, all fixtures, and all land. (See item 2 if land is acquired separately from residence and fixtures). \$ _____
2. Cost of land on which the residence is or will be located (if purchased separately within two (2) years of construction start date, and not included in item 1 above). **Note:** Land owned for more than two (2) years by Borrower need not be included. \$ _____
3. Interest paid during construction period (if not included in item _____ \$ _____

4. Cost of all other work necessary to complete the residence \$ _____
5. Settlement cost included here only if they are over and above the usual and reasonable amounts for a similar loan not financed with tax exempt bonds. \$ _____
6. Installation cost of manufactured housing; including costs of transportation, anchorage, utility hook-ups and similar items (if not included in item 1 above). \$ _____
7. Leasehold Mortgages Only: The capitalized value of the ground rent (formula to be provided by your originating lender.) \$ _____
- SUBTRACTIONS:**
8. Personal Property items expected to be purchased from the property Seller(s), other than fixtures. \$ _____
9. The value of services performed by the Borrower(s) or donated by family members in constructing, improving or completing the residence. \$ _____
- Total Acquisition Cost: \$ _____

Under the provisions of the Internal Revenue Code of 1986, as amended, persons receiving benefits from qualified mortgage revenue bond financing may be required to rebate unto the federal government a portion of the mortgage loan interest deduction upon resale of the residence within nine (9) years.

Borrower's Signature

Co-Borrower's Signature

Date

Date

EXHIBIT F

**NOTICE TO MORTGAGOR
REGARDING POTENTIAL RECAPTURE TAX**

EXHIBIT F

**NOTICE TO MORTGAGOR
REGARDING
POTENTIAL RECAPTURE TAX**

This notice applies only to mortgage loans closed on or after January 1, 1991. In 1990, Congress passed a law which states that homeowners, who receive a loan financed from the sale of mortgage revenue bonds, may be required to repay a portion of the gain, if any, on the sale or disposition of the property. Because of this law, homeowners may be required to pay a "recapture tax" on the gain, from the sale of the property. The "recapture" amount paid would be used in calculating the homeowner's federal tax liability and would be payable with the homeowner's federal tax in accordance with the Internal Revenue Code of 1986.

The "recapture tax" is based on the gain, from the sale or disposition of the property. There is no "recapture tax" if there is no gain on the sale of the property, or if the property is sold nine (9) or more years after the date the loan is closed. There is no recapture tax, if at the time you sell the property your income is below federal qualifying limits. These limits are adjusted for inflation and family size.

The maximum recapture amount is equal to 6.25% of the original principal amount of the loan.

Principal Mortgage Amount	6.25 % =	Maximum Recapture Amount
Year 1	20% =	_____
Year 2	40% =	_____
Year 3	60% =	_____
Year 4	80% =	_____
Year 5	100% =	_____
Year 6	80% =	_____
Year 7	60% =	_____
Year 8	40% =	_____
Year 9	20% =	_____

In no event may the amount of the recapture exceed fifty (50%) percent of the gain on the sale or disposition of the property. If the recapture amount calculated above exceeds fifty (50%) percent of the gain on the sale of the property, the mortgagor's liability is automatically reduced to fifty (50%) of such gain.

The maximum recapture amount is adjusted to reflect the holding period of the residence financed. If the sale occurs within the nine (9) year period, beginning on the date of the loan closing, the recapture amount is equal to the product of the maximum recapture and above percentages. Other special rules may apply in particular circumstances, including, without limitations, if you refinance your home. You may wish to consult with a tax advisor or the local office of the Internal Revenue Service when refinance, sell or otherwise dispose of your home to determine the amount, if any, of your actual recapture tax. See Section 43(m) of the Internal Revenue Code generally.

The recapture amount may also be reduced or eliminated based on a comparison of the Mortgagor's "modified adjusted gross income" for the year in which the sale takes place. The modified adjusted gross income is equal to the federal adjusted gross income increased by any earned tax exempt interest and decreased by the gain on the sale of the residence.

The adjusted qualifying income for each year is set forth below. If the mortgagor's modified adjusted gross income in one year of the sale of the residence falls below the adjusted qualifying, the recapture amount is eliminated.

COUNTY _____

Original Limit – Household Size

Number of full years after loan closing	(2 or less in household)	(3 or more in household)
County Limit	\$ _____	\$ _____
0	_____	_____
1	_____	_____
2	_____	_____
3	_____	_____
4	_____	_____
5	_____	_____
6	_____	_____
7	_____	_____
8	_____	_____
9	_____	_____

I have completed the portions of this Notice relating to the maximum recapture amount.

Authorized Officer of the Mortgage Lender or Servicer

I understand and acknowledge the potential for recapture as explained above.

Mortgagor

Co-Mortgagor

Date

REVISION 08/11

EXHIBIT G

NON-BORROWER CERTIFICATION

EXHIBIT G

NON-BORROWER CERTIFICATION

Non-Borrower Name: _____

I do hereby certify that I am not obligated on the note but will ____ will not ____ be occupying the property.

Check the statement that applies (check one):

- ☐ (a) I individually, or together with another person, have not had an ownership interest in a principal residence within 3 years from the date shown below. For this purpose, a principal residence includes ordinary ownership (a fee simple interest), a joint tenancy, a tenancy in common, a tenancy by the entirety, an interest in a cooperative, a life estate, a conditional land sale contract, a lease with options to purchase or an interest in trust established by me or some other person nor have I filed a mortgage interest deduction within the last three (3) years on my federal income tax returns, if applicable.
- ☐ (b) The preceding section (a) is not required because the Residence is located in a Targeted area (as defined and listed on the MHC website).

I hereby give the lender originating a Mississippi Home Corporation Mortgage Revenue Bond or Mortgage Credit Certificate, authorization to verify my income and provide that verified information to Mississippi Home Corporation for the purposes of accessing the compliance qualification of the purchase of the property located at:

Property Address: _____

Non-Borrower understands that it is a federal offense to knowingly make a false statement in Mortgagor's application or otherwise to secure this loan. (See Title 18, United States Code, Section 1014.) Non-Borrower has read the information herein carefully to ensure that the information is true and complete prior to signing this certification. Non-Borrower understands that the information provided in the application and certification is subject to verification by the Mississippi Home Corporation.

Signature of Non-Borrower

Date

EXHIBIT H
MRB LOAN RESERVATION FORM

**MISSISSIPPI HOME CORPORATION
MORTGAGE REVENUE BOND
RESERVATION FORM**

INSTRUCTIONS TO LENDER:

The following documents must be submitted within ten (10) business days of receiving your reservation or the reservation will be canceled.

1. MRB Reservation Form (MRB 001)
2. Reservation Confirmation
3. MRB Program Checklist (MRB 002)
4. Copy of Executed Sales Contract
5. Copy of Complete/Executed Loan Application
6. Executed MRB Potential Recapture Tax Form
7. Executed Notice to Borrower – Second Mortgage (MRB 016)
8. Copy of Homebuyer Education Certificate
9. Original HAT Loan Agreement (*If Applicable & Must be mailed to MHC*)

INTEREST RATE: _____ % MRB RESERVATION NUMBER: _____

SERVICER: _____

LENDER COMPANY NAME: _____

BRANCH ADDRESS: _____

COMPLETED BY: _____ DATE: _____

PHONENUMBER: _____ FAX NUMBER: _____

LOAN INFORMATION:

BORROWER (S) NAME: _____

COMPLETE PROPERTY ADDRESS: _____

APPLICATION DATE: _____ ESTIMATED CLOSING DATE: _____

SALES PRICE: _____ COUNTY NAME: _____

**LOAN AMOUNT: \$ _____ (*Including MIP, PMI, VA Funding or RD Guarantee Fee*)

SECOND MORTGAGE : \$ 7,000

GRANT ASSISTANCE PROGRAMS – Name of Program, i.e. HAT, Other Grant: _____ (Name)

GROSS HOUSEHOLD ANNUAL INCOME: \$ _____ REPRESENTATIVE CREDIT SCORE: _____
Check if Non-Traditional Credit Approval – With No Score (____)

COUNTY INCOME LIMIT: \$ _____

LOAN TYPE: () FHA () VA () RD () Fannie Mae Conv. Products () Freddie Mac Conv. Products

PROPERTY TYPE:

____ SINGLE FAMILY DETACHED
____ SINGLE FAMILY ATTACHED
____ CONDOMINIUM OR PUD
____ "DE MINIMUS PUD"
____ MANUFACTURED HOUSING

PROPERTY STATUS:

____ CONSTRUCTION
____ NEW (LESS THAN 1 YEAR OLD)
____ EXISTING

CLOSING ATTORNEY (Name, Physical Address, Phone and Fax Numbers): _____

CONTACT PERSON: _____ ESTIMATED CLOSING DATE: _____

FOR MHC USE ONLY: RECEIVED BY: _____ RESERVATION DATE: _____ RESERVATION EXPIRATION DATE: _____

EXHIBIT J-1

MORTGAGE ADDENDUM

FHA Insured Loans Only

EXHIBIT J-1

**MISSISSIPPI HOME CORPORATION
MORTGAGE ADDENDUM
FOR FHA INSURED LOAN ONLY**

THIS TAX-EXEMPT FINANCING RIDER is made this _____ day of _____, 20____, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, Deed to Secure Debt or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note to _____ ("Lender") of the same date and covering the property described in the Security Instrument and located at:

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

Lender, or such of its successors or assigns as may by separate instrument assume responsibility for assuring compliance by the Borrower with the provisions of this Tax Exempt Financing Rider, may require immediate payment in full of all sums secured by this Security Instrument if:

- (a) All or part of the Property is sold or otherwise transferred (other than by devise, descent or operation of law) by Borrower to a purchaser or other transferee:
- (1) Who cannot reasonably be expected to occupy the property as a principal resident within a reasonable time after the sale or transfer, all as provided in Section 143 (c) and (i) (2) of the Internal Revenue Code; or
 - (2) Who has had a present ownership interest in a principal residence during any part of the three year period ending on the date of the sale or transfer, all as provided in Section 143 (d) and (i) (2) of the Internal Revenue Code (except that "100 percent" shall be substituted for "95 percent or more" where the latter appears in Section 143 (d)(1); or
 - (3) At an acquisition cost which is greater than 90 percent of the average area purchase price (greater than 110 percent for targeted area residences), all as provided in Section 143 (e) and (i) (2) of the Internal Revenue Code; or
 - (4) Who has a gross monthly income in excess of 115 percent of the applicable median income (140 percent of the applicable median family income for a purchaser or transferee of a residence in a targeted area), except that 100 percent and 120 percent shall be substituted for 115 percent and 140 percent, respectively, if the purchaser or other transferee has a family of fewer than three (3) individuals, all as provided in Sections 143 (f) and (i) (2) of the Internal Revenue Code; or
- (b) Borrower fails to occupy the property described in the Security Instrument without prior written consent of Lender or its successors or assigns described at the beginning of this Tax Exempt Financing Rider; or
- (c) Borrower omits or misrepresents a fact that is material with respect to the provisions of Section 143 of the Internal Revenue Code in an application for the loan secured by this Security Instrument.

References are to the Internal Revenue Code of 1986 as in effect of the date of execution of the Security Instrument and are deemed to include the implementing regulations.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions in this Tax Exempt Financing Rider.

Witness

Borrower

Co-Borrower

Sworn and subscribed before me this _____ day of _____, 20____.

Notary Public

Seal

My Commission Expires

EXHIBIT J-2

MORTGAGE ADDENDUM

VA/USDA/RD Guaranteed Loans Only

**MISSISSIPPI HOME CORPORATION
MORTGAGE ADDENDUM
FOR VA OR USDA/RD GUARANTEED LOANS**

The rights and obligations of the parties to the attached Deed to Secure Debt and the Note that is secured by the Deed to Secure Debt are expressly made subject to this Rider. In the event of any conflict between the provisions of this Rider and the provisions of the Deed to Secure Debt or Note, the provisions of this Rider shall control.

1. The Borrower agrees that the Lender or its assignee may at any time without prior notice accelerate all payments under the Deed to Secure Debt and Note and exercise any other remedy allowed by law, including foreclosure, for breach of the Deed to Secure Debt or Note, and it is hereby agreed to be a breach of the Deed to Secure Debt and Note if;

a. The Borrower rents the property without the prior written approval of Mississippi Home Corporation (MHC), and then only for the time period prescribed by MHC or, for a period of more than six (6) months, fails to occupy the property; or
b. The Borrower fails to abide by the agreements contained in the Mortgagors Affidavit, or if the Lender or MHC finds any statement contained in the Affidavit to be untrue when made; or
c. The Borrower sells, assigns or transfers the property or interest therein (including, without limitation, land contracts, wrap around financing and assumptions) without the Lenders and MHC prior written consent. Lender and MHC shall not consent to any transaction in which the Note, and Deed to Secure Debt and this Rider are to be assumed by the Buyer(s) where the Buyer(s) does not meet the eligibility requirements of MHC then in effect for an Eligible Borrower under its Home Loan Program, including, but not limited to, any applicable income limitations or requirements that the Assumptor not have owned an interest in a principal residence during the prior three (3) years, unless the property is located in a "targeted area", as defined by the Internal Revenue Code, where the property sold, assigned, or transferred does not meet the then applicable sales or purchase price limitations of MHC Program, or where the property is not intended to be occupied by the Assumptor as his or her principal residence.

2. The Borrower understands that this loan has been made from funds obtained for public purposes and that the agreements and statements of fact contained in the Mortgagors Affidavit and the conditions set forth in paragraph 1. above are necessary conditions for the granting of this loan.

3. The Borrower agrees that the Lender or its assignee may impose a late charge in the amount of four (4%) of each monthly payment of principal and interest which is more than fifteen (15) days delinquent provided, however, that such late charge may be collected only one (1) time on a specific installment and no late charge may be collected on a partial payment resulting from the deduction of a late charge from a regular scheduled payment.

4. The Borrower agrees that no future advances will be made under the Deed to Secure Debt or the Note without the consent of MHC.

NOTICE TO BORROWER

This document substantially modifies the terms of the Note and the Deed to Secure Debt for this loan. Do not sign it unless you read and understand it.

I hereby consent to the modification of the terms of the Deed to Secure Debt and the Note, which are contained in this Rider.

Dated this _____ day of _____, 20____.

Borrower

Co-Borrower

Sworn and subscribed before me this _____ day of _____, 20____.

Notary Public

Seal

My Commission Expires: _____

EXHIBIT J-3

MORTGAGE ADDENDUM

Fannie Mae or Freddie Mac Conventional Insured Loans

MISSISSIPPI HOME CORPORATION

**MORTGAGE ADDENDUM
FOR FANNIE MAE OR FREDDIE MAC CONVENTIONAL INSURED LOAN ONLY**

THIS TAX-EXEMPT FINANCING RIDER is made this _____ day of _____, 20____, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, and Deed to Secure Debt or Security Deed ("Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note to:

_____.
("Lender") of the same date and covering the property described in the Security Instrument and located at:

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

Lender, or such of its successors or assigns as may by separate instrument assume responsibility for assuring compliance by the Borrower with the provisions of this Tax-Exempt Financing Rider, may require immediate payment in full of all sums secured by this Security Instrument if:

(a) All or part of the Property is sold or otherwise transferred (other than by devise, descent or operation of law) by Borrower to a purchaser or other transferee:

- (1) Who cannot reasonably be expected to occupy the property as a principal resident within a reasonable time after the sale or transfer, all as provided in Section 143 (c) and (i) (2) of the Internal Revenue Code; or
- (2) Who has had a present ownership interest in a principal residence during any part of the three-year period ending on the date of the sale or transfer, all as provided in Section 143 (d) and (i) (2) of the Internal Revenue Code (except that "100 percent" shall be substituted for "95 percent or more" where the latter appears in Section 143 (d) (1); or
- (3) At an acquisition cost which is greater than 90 percent of the average area purchase price (greater than 110 percent for targeted area residences), all as provided in Section 143 (e) and (i) (2) of the Internal Revenue Code; or
- (4) Who has a gross monthly income in excess of 115 percent of the applicable median income (140 percent of the applicable median family income for a purchaser or transferee of a residence in a targeted area), except that 100 percent and 120 percent shall be substituted for 115 percent and 140 percent, respectively, if the purchaser or other transferee has a family of fewer than three (3) individuals, all as provided in Sections 143 (f) and (i) (2) of the Internal Revenue Code; or

(b) Borrower fails to occupy the property described in the Security Instrument without prior written consent of Lender or its successors or assigns described at the beginning of this Tax-Exempt Financing Rider; or

(c) Borrower omits or misrepresents a fact that is material with respect to the provisions of Section 143 of the Internal Revenue Code in an application for the loan secured by this Security Instrument.

References are to the Internal Revenue Code of 1986 as in effect of the date of execution of the Security Instrument and are deemed to include the implementing regulations.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions in this Tax-Exempt Financing Rider.

Witness

Borrower

Co-Borrower

Sworn and subscribed before me this _____ day of _____, 20____.

Notary Public

Seal

My Commission Expires

MRB 013 Rev. 02/2016

EXHIBIT K
BORROWER AFFIDAVIT

EXHIBIT K

BORROWER AFFIDAVIT
(TO BE EXECUTED AT CLOSING)

STATE OF MISSISSIPPI]

COUNTY OF _____] SS

If one hundred and twenty (120) days have elapsed since the date that the Borrower Certification was executed, all annualized income must be updated and reviewed by Mississippi Home Corporation for income eligibility.

I/We _____ do hereby affirm that the statements and information contained in the Borrower Certification, which I/We previously submitted to the Corporation were true, accurate and complete when made and remain true, accurate, complete and unchanged.

Borrower's Signature

Co-Borrower's Signature

Acknowledged and sworn to before me a Notary Public in and for said County and State, this _____ day of _____, 20____.

Notary Public

Commission Expiration Date

SEAL

EXHIBIT M

CLOSING ATTORNEY INFORMATION FORM

**MISSISSIPPI HOME CORPORATION
MORTGAGE REVENUE BOND
CLOSING ATTORNEY & FINAL LOAN DETAIL INFORMATION**

MRB RESERVATION NO.: _____

LENDER: _____

PHONE: _____

APPLICANT: _____

LOANS SUBMITTED WITHOUT THIS FORM WILL NOT BE REVIEWED

NAME OF ATTORNEY: _____

NAME OF LAW FIRM: _____

PHYSICAL ADDRESS: _____
(NO P. O. BOX) _____

PHONE #: _____

CONTACT: _____

CLOSING DATE: _____

FINAL LOAN AMOUNT: \$ _____

EXHIBIT N
INCOME CALCULATION WORKSHEET

**MISSISSIPPI HOME CORPORATION
INCOME CALCULATION WORKSHEET**

<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Borrower</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">County</div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Co-Borrower</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">\$</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Income Limit</div>
1. MONTHLY HOUSEHOLD EMPLOYMENT INCOME	
Primary Wage Earner	_____
Base Pay:	_____
Overtime:	_____
Bonus:	_____
Subtotal:	_____
Secondary Wage Earner:	
Base Pay:	_____
Overtime:	_____
Bonus	_____
Subtotal:	_____
2. OTHER INCOME	
Part-time income:	_____
Child Support:	_____
Alimony:	_____
Unemployment Income:	_____
Social Security:	_____
Tips:	_____
Net Rental Income:	_____
Dividend Income:	_____
Interest Income:	_____
Royalties:	_____
Pensions:	_____
Estates\Trusts:	_____
VA Compensation:	_____
Public Assistance:	_____
VHA\Cola	_____
Subtotal:	_____
3. SELF-EMPLOYMENT INCOME	
Schedule C, F, or E of	
Form 1040:	_____
Add Depreciation:	_____
Subtotal:	_____
4-A. TOTAL MONTHLY FAMILY INCOME	

4-B Line 4-A X 12 = _____ TOTAL ANNUAL FAMILY INCOME	
5. IF THE TOTAL INCOME SHOWN ON LINE 4-B EXCEEDS THE COUNTY INCOME LIMIT OF \$ _____ THE APPLICANT IS NOT ELIGIBLE FOR THE PROGRAMS OFFERED BY MHC.	

NOTE: THIS FORM MUST BE COMPLETED SHOWING ALL GROSS FAMILY INCOME AND SUBMITTED WITH THE COMPLIANCE PACKAGE.

EXHIBIT O

NOTIFICATION OF CHANGE FORM

EXHIBIT O

**MISSISSIPPI HOME CORPORATION
NOTIFICATION OF CHANGE**

Date: _____

Reservation Number: _____

Mortgagor(s) Name: _____

Property Address: _____

We request that the following action be taken on the above referenced Mortgagor:

- _____1. Extend the SS Reservation 15-days ____ or 30-days _____. The SS 30-day extension requires a
requires a 0.25% of the full loan amount fee to be paid online before the extension can be made.
OR Extend MRB ____ or MCC ____ for 30-days for \$50.00 and is to be paid online.
New Closing Date: _____
- _____2. Decrease loan amount from \$ _____ to \$ _____
- _____3. Increase loan amount from \$ _____ to \$ _____
- _____4. Interest rate change from ____ Gov't to Conventional or ____ Conventional to Gov't.
- _____5. Change property address to: _____
- _____6. Transfer loan to the following lender - Company Name: _____
& City location: _____
- _____7. Cancel Reservation: The reason for cancellation: _____

Signature of Lender

EXHIBIT P

SAMPLE RESERVATION CONFIRMATION

Sample Reservation Confirmation

Loan Status:	Reservation
Date:	01/17/2018
Lender:	ABC Lender
Branch:	ABC Lender-Jackson
User ID:	HOUSE
Loan Number:	61666
Lender Loan Number:	123456789
Mortgagor Last Name:	DOE
Mortgagor First Name:	JOHN
Mortgagor SSN:	123-45-6789
Loan Type Codes:	FHA Insured
Program Type:	MRB Second Mortgage
Sub Program Type:	MRB Gov't Non-Target
Proposed Energy:	No
LTV:	96.5000
PMI:	.0000
Loan Amount:	\$150,000.00
Assistance:	\$5,250.00
Loan Term:	360
P&I:	\$825.24
Program Rate:	
Note Rate/Blended Note Rate:	3.990
MHC Contact Info:	MS Home Corporation 735 Riverside Drive Jackson, MS 39202 (601) 718-4642 Fax (601) 718-4672

Disclaimer:

This confirmation will terminate and expire at the close of business on 03/02/2018 (lock-in expiration date).

You must submit all required documentation per the Program Manual and Agreements for review and approval. The loan must close on or before the date of the expiration of this confirmation.

The interest rate you have been assigned is based on today's effective lock-in date and the program you selected, but is not guaranteed to be the interest rate assigned to this loan. The interest rate for the loan will be confirmed at the time the commitment is issued.

Conditions/Comments:

This confirmation is issued on your behalf under the premise that accurate data has been input. The input of incorrect information may result in this confirmation being void. Please review this confirmation carefully and make appropriate changes or contact our office for assistance.

EXHIBIT Q

SECOND MORTGAGE NOTE

EXHIBIT Q**Mississippi Home Corporation
MRB7 Mortgage Program****Promissory Note**

_____, Mississippi _____, 20____
_____. (Property Address)

FOR VALUE RECEIVED, the undersigned (the “Borrower”) jointly and severally promise(s) to pay to Mississippi Home Corporation (the “Lender”), the amount of Seven Thousand Dollars (\$7,000.00) (the “Principal Amount”), with interest at the rate of zero percent (0%) per annum, at the office of the Lender, 735 Riverside Drive, Jackson, MS 39202, or at such other address designated from time to time in writing by the Lender.

1. **LOAN.** This Note evidences a loan in the amount of Seven Thousand Dollars (\$7,000.00) (the “Loan”) made by Lender to Borrower. The Loan is secured by a Deed of Trust (the “Deed of Trust”) dated the same date as this Note, and which is a subordinate lien on the property described in the Deed of Trust (the “Property”). All terms of the Deed of Trust are incorporated in this Note by reference, and any default under the Deed of Trust is a default under this Note.
2. **AMOUNT DUE.** The amount owed under this Note is the Principal Amount paid on behalf of the Borrower by Lender in accordance with the terms of this Note and the Deed of Trust securing this Note, together with any interest or any other amounts due at any time under this Note, the Deed of Trust or any other documents between Lender and Borrower, including charges, default interest and advances to protect the Security of the Deed of Trust.
3. **TERM.** The term of the Loan shall be from the date of this Note until the date that is ten (10) years from the date of this Note, or any earlier date on which the unpaid principal balance of this Note becomes due and payable by acceleration or otherwise (the “Maturity Date”).
4. **PAYMENT AND REDUCTION OF PRINCIPAL AMOUNT.** During the term of this Note, if Borrower is not in default under any of the terms of this Note or the Deed of Trust, then Borrower shall not be required to make any payments of principal and interest. On the Maturity Date, provided that no Event of Default has occurred, the Principal Amount and any interest will be forgiven. For clarification see the example below.

For example, purposes only, if the date of this Note were November 1, 2019, then:

Date of Repayment	Cumulative Amount of Total Principal Reduction	Principal Amount Remaining Due
November 1, 2020	Deferred 100%	100%
November 1, 2021	Deferred 100%	100%
November 1, 2022	Deferred 100%,	100%
November 1, 2023	Deferred 100%	100%
November 1, 2024	Deferred 100%	100%
November 1, 2025	Deferred 100%	100%
November 1, 2026	Deferred 100%	100%
November 1, 2027	Deferred 100%	100%
November 1, 2028	Deferred 100%	100%
November 1, 2029	Deferred 100%	\$0.00

If Borrower is in default under the terms of this Note or the Deed of Trust, then the entire Principal Amount shall become immediately due and payable.

5. **APPLICATION OF PAYMENTS.** If at any time Lender receives, from borrower or otherwise, any amount from Borrower which is less than all amounts due and payable at such time, Lender may apply that payment to amounts then due and payable in any manner and in any order determined by Lender, in Lender's discretion. Borrower agrees that neither Lender's acceptance of a payment from Borrower in an amount that is less than all amounts then due and payable nor Lender's application of such payment shall constitute or be deemed to constitute either a waiver of the unpaid amounts or an accord and satisfaction.
6. **RIGHT TO PREPAY.** The amount due hereunder may be prepaid without any prepayment charge or penalty.
7. **DEFAULT.** Any of the following shall constitute an event of default under this Note (each an "Event of Default"):
 - a. If Borrower fails to pay any amount under this Note or the Deed of Trust when due;
 - b. If the Property is sold, transferred, or otherwise alienated by Borrower, whether voluntarily or involuntarily, or by operation of law, without the prior written consent of Lender;
 - c. If the Property is not occupied by Borrower as Borrower's principal residence;
 - d. If there is any default under any of the terms of this Note or the Deed of Trust or a default under any other loan that is secured by a lien on the Property; or
 - e. If any loan that is secured by a lien on the Property is refinanced prior to the Maturity Date of this Note, without the prior written consent of the Lender.
8. **DEFAULT REMEDIES.**
 - a. If an Event of Default occurs, the Lender may, with or without notice to Borrower, declare the entire unpaid principal balance and all other amounts payable under this Note and the Deed of Trust at once due and payable.
 - b. Upon an Event of Default, Lender may employ an attorney, and Borrower agrees to pay to the Lender all reasonable attorney's fees, plus all other reasonable expenses incurred by Lender in exercising any of the Lender's rights and remedies relative to the Event of Default.
 - c. In addition to the rights and remedies set forth herein, Lender may also proceed with any remedies available to it at law or in equity or under the Deed of Trust.
 - d. The rights and remedies of the Lender as provided by law, by this Note, and by the Deed of Trust shall be cumulative and may be pursued singly, successively, or together. Any forbearance by Lender in exercising any right or remedy under this Note or the Deed of Trust, or the failure to exercise any such right or remedy, shall not be a waiver or release of such rights or remedies. Each party to this Note hereby waives presentment for payment, demand, protest and notice of dishonor, and all defenses on the ground of extension of time for the payment hereof which may be given by the holder of the Note to anyone who is obligated to pay this Note.
9. **COSTS AND EXPENSES.** Borrower shall pay on demand all reasonable expenses and costs, including fees and out-of-pocket expenses of attorneys and expert witness and costs of investigation, incurred by Lender as a result of any Event of Default or in connection with efforts to collect any amount due under this Note or to enforce the provisions of the Deed of Trust, including those incurred in post-judgment collection efforts and in any bankruptcy proceeding or judicial or non-judicial foreclosure proceeding.

10. **GOVERNING LAW; CONSENT OT JURISDICTION AND VENUE.** This Note is to be governed and construed in accordance with the laws of the State of Mississippi. Borrower agrees that a controversy arising under or in relation to this Note shall be litigated exclusively in the Property Jurisdiction, provided, however, that at the sole discretion of Lender, Lender may institute proceedings in or transfer proceedings to the Federal and State courts in Hinds County, Mississippi. Borrower irrevocably consents to service, jurisdiction and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise.
11. **OBLIGATIONS OF SIGNERS OF NOTE.** If more than one-person signs this Note, each person, jointly and severally, is liable and fully obligated to keep all other promises made in the Note, including the promise to pay the full amount owed. Lender may enforce its rights under this Note against each person individually or against all together.
12. **NOTICE.** All notices given by Borrower or Lender in connection with this Note or the Deed of Trust must be in writing. Any notice to Borrower or Lender shall be deemed to have been given to Borrower or Lender when mailed by first class mail or when delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless applicable law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. Any notice to Lender shall be to Lender's address stated herein unless Lender has designated above in this Note.

IN WITNESS WHEREOF, Borrower has signed and delivered this Note.

BORROWER(S):

- Borrower

- Borrower

Mortgage Loan Originator Name and NMLS #: _____ # _____ (must match 1003)
Company Name and NMLS #: _____ # _____ (must match 1003)
MHC # _____

EXHIBIT R

SECOND MORTGAGE DEED OF TRUST

EXHIBIT R

Prepared by, and after recording, return to:

Indexing Instructions:

STATE OF MISSISSIPPI
COUNTY OF _____

INSTRUMENT,
SECURITY AGREEMENT AND FIXTURE FILING

MISSISSIPPI HOME CORPORATION
MRB7 SECOND MORTGAGE PROGRAM

MENT is made this _____ day of _____, 20____ by and between:

BORROWER(S) & PROPERTY ADDRESS	TRUSTEE	LENDER
<div></div>	Christian B, Waddell, Esq. Balch & Bingham LLP 188 E Capitol St. Ste 1400 Jackson, MS 39201 Phone: 601.961.9900	Mississippi Home Corporation Attn: Single Family Program Operations 735 Riverside Drive Jackson, MS 39202 Phone: 601.718.4642

THIS INSTRUMENT, SECURITY AGREEMENT AND FIXTURE FILING (the “**Instrument**”) is dated as of the _____ day of _____, 2018, among _____ (“**Borrower**”), to Christian B. Waddell, Esquire (“**Trustee**”) for the benefit of Mississippi Home Corporation (together with its successors and assigns, “**Lender**”).

Borrower, in consideration of the Loan and the trust created by this Instrument, irrevocably grants, conveys and assigns to Trustee and Trustee's successors and assigns, for the benefit and security of Lender, in trust, with power of sale, the real property located in _____ County, State of Mississippi, and described in **Exhibit A** attached to this Instrument (the "**Land**") and the improvements located thereon, together with all heating, plumbing and lighting fixtures and equipment now or hereafter attached to or used in connection with the Land collectively, the "**Property**").

TO SECURE TO LENDER the repayment of the Loan, advances and other sums expended by or owed to Lender pursuant to this Instrument (including, without limitation, attorneys' fees as provided in the Note) (collectively, the "**Indebtedness**") evidenced by Borrower's Promissory Note dated _____, _____, in the principal amount of \$7,000.00 (the "**Loan**"), and all renewals, extensions and modifications of the Indebtedness (the "**Note**"), with a maturity date of _____, _____, and the performance of the covenants and agreements of Borrower contained in this Instrument and the Note.

PROVIDED, HOWEVER, that each and every right, title and interest of Lender and its transferees, successors or assigns, hereunder is subject and subordinate to the rights, title and interests of _____ (the "**Priority Lender**"), regarding that certain first mortgage loan of \$_____ to Borrower and all documents executed in connection therewith between Priority Lender and Lender;

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, including the Indebtedness hereby secured, the receipt and sufficiency of which are hereby acknowledged, the Borrower hereby grants, bargains, sells, warrants and conveys, with the power of sale, to the Trustee, his successors and assigns forever for the benefit and security of the Lender, under and subject to the terms and conditions hereinafter set forth, all of the Borrower's right, title and interest in and to the Property, including the Land and all improvements now and hereafter located thereon;

TO HAVE AND TO HOLD, unto the Trustee, and successors in trust, for purposes of securing the following: (a) payment of the Indebtedness, and including the principal thereof and interest thereon and any and all modifications, extensions and renewals thereof, and the performance of all obligations of the Borrower under the Note; (b) performance and observance by the Borrower of all the terms, covenants and provisions of this Instrument; (c) payment of all sums advanced by the Lender to perform any of the terms, covenants and provisions of this Instrument; (d) performance and observance of all the terms, covenants and provisions of any other instrument given to evidence or further secure the payment and performance of any Indebtedness hereby secured or any obligation secured hereby; (e) payment of any future or further advances which may be made by the Lender at its sole option to and for the benefit of the Borrower; and (f) performance and observance of all of the terms, covenants and provisions of any other instrument given to evidence or further secure the payments and performance of any Indebtedness hereby secured or any obligation secured hereby.

PROVIDED, HOWEVER, that if the Borrower shall comply with the terms of the Note, and shall pay all other sums herein provided for, or secured hereby, and shall well and truly keep

and perform all of the covenants herein contained, then this Instrument shall be released at the cost of the Borrower, otherwise to remain in full force and effect.

Additionally, Borrower does hereby covenant and agree with Trustee and Lender as follows:

1. **UNIFORM COMMERCIAL CODE SECURITY AGREEMENT.** This Instrument is also a security agreement under the Uniform Commercial Code for any of the Property which, under applicable law, may be subject to a security interest under the Uniform Commercial Code, whether acquired now or in the future, and all products and cash and non-cash proceeds thereof (collectively, "UCC Collateral"), and Borrower hereby grants to Lender a security interest in the UCC collateral. Borrower hereby authorizes Lender to file financing statements, continuation statements and financing statement amendments in such form as Lender may require to perfect or continue the perfection of this security interest and Borrower agrees, if Lender so requests, to execute and deliver to Lender such financing statements, continuation statements and amendments. Borrower shall pay all filing costs and all costs and expenses of any record searches for financing statements that Lender may require if an Event of Default has occurred and is continuing, Lender shall have the remedies of a secured party under the Uniform Commercial Code, in addition to all remedies provided by this Instrument or existing under applicable law. In exercising any remedies, Lender may exercise its remedies against the UCC Collateral separately or together, and in any order, without in any way affecting the availability of Lender's other remedies. This Instrument constitutes a financing statement with respect to any part of the Property which is or may become a fixture (as defined by applicable law).

2. **PAYMENT AND PERFORMANCE.** Borrower shall pay the Indebtedness and perform all other requirements at the time and in the manner provided in the Note and herein.

3. **INSURANCE.** Borrower shall keep the property and all improvements, now or hereafter erected, constantly insured for the benefit of the Lender against loss by fire, windstorm and such other casualties and contingencies, in the manner and with companies as may be satisfactory to the Lender. Borrower shall purchase such insurance and pay all premiums in a timely manner. In the event that the Borrower fails to pay any premium when it is due, then the Lender, at its option, may purchase such insurance. Such amounts paid by the Lender shall be added to the Note secured by this Instrument and shall be due and payable by Borrower upon demand of the Lender.

4. **TAXES, ASSESSMENTS, CHARGES.**

(a) Borrower shall pay all taxes, assessments and charges as may be lawfully levied against the Property before the same shall become past due. In the event that the Borrower fails to pay all taxes, assessments and charges as required, then the Lender at its option may pay them and the amount paid shall be added to the amount of the Indebtedness and shall be due and payable by Borrower upon demand of the Lender.

(b) Borrower shall promptly discharge any lien which has priority over this Instrument unless Borrower: (i) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (ii) contests to the lien in good faith by, or defends against enforcement of the lien in, legal

proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (iii) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Instrument.

5. **WASTE.** Borrower covenants that Borrower will keep the Property in good order, repair and condition, reasonable wear and tear excepted, and that Borrower will not commit or permit any waste on the Property.

6. **WARRANTIES.** Borrower covenants with Trustee and Lender that Borrower is seized of the Property in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances other than the lien granted to the Priority Lender, and that the Borrower will warrant and defend the title against the lawful claims of all persons whomsoever.

7. **OCCUPANCY.** Borrower shall occupy, establish, and use the Premises as Borrower's principal residence.

8. **SUBSTITUTION OF TRUSTEE.** Borrower and Trustee covenant and agree that in case the Trustee, or any trustee, shall die, become incapable of acting, renounce this trust, or for other similar or dissimilar reason become unacceptable to the Lender or if the Lender desires to replace the Trustee, then the Lender may appoint, in writing, a trustee to take the place of the Trustee, and the trustee thus appointed shall succeed to all the rights, powers and duties of the Trustee.

9. **CIVIL ACTIONS.** In the event that the Trustee is named as a party in any civil action as trustee in this Instrument, the Trustee shall be entitled to employ an attorney at law, including himself if he is a licensed attorney, to represent him in said action and the reasonable attorney's fees of the Trustee in such action may be paid by Lender and added to the Indebtedness and shall be due and payable by Borrower upon demand of the Lender.

10. **PRIOR LIENS.** Default under the terms of any instrument secured by a lien to which this Instrument is subordinated shall constitute default under this Instrument.

11. **SUBORDINATION.** This Instrument and all interest, rights, options and liens therein contained or created are and shall be subject and subordinate to the first mortgage lien of the Priority Lender to the Borrower and documents executed in connection therewith between Priority Lender and Lender.

12. **LOAN APPLICATION.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence and Borrower's income level.

13. RIGHT TO INSPECT. To assure and protect its right in this Instrument and the Property, the Lender shall have right of access and inspection of the Property at reasonable times and with ample notice to the Borrower.

14. INDEMNITY. If any suit or proceeding be brought against the Trustee or Lender or if any suit or proceeding be brought which may affect the value or title of the Property, Borrower shall defend, indemnify and hold harmless and on demand reimburse Trustee or Lender from any loss, cost, damage or expense and any sums expended by Trustee or Lender shall bear interest as provided in the Note secured hereby for sums due after default and shall be due and payable on demand.

15. SALE OF PROPERTY. Borrower agrees that if the Property or any part thereof or interest therein is sold, assigned, transferred, conveyed or otherwise alienated by Borrower, whether voluntarily or involuntarily or by operation of law other than: (i) the creation of a lien or other encumbrance subordinate to this Instrument which does not relate to a transfer of rights of occupancy in the Property; (ii) a transfer by devise, descent, or operation of law on the death of a joint tenant or tenant by the entirety; (iii) a transfer to a relative resulting from the death of a Borrower; (iv) a transfer resulting from a decree of a dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the Property; (v) any other transfer permitted under federal law, without the prior written consent of Lender, Lender, at its own option, may declare the Note secured hereby and all other obligations hereunder to be forthwith due and payable. Any change in the legal or equitable title of the Property or in the beneficial ownership of the Property shall be deemed to be the transfer of an interest in the Property.

16. EVENTS OF DEFAULT; REMEDIES. The occurrence of any one or more of the following shall constitute an event of default under this Instrument: (a) any failure by Borrower to pay when due any amount required by the Note or this Instrument; (b) any failure by Borrower to perform any of its obligations under this Instrument which continues for a period of thirty (30) days after notice of such failure by Lender to Borrower (but no such notice or grace period shall apply in the case of any such failure which could, in Lender's judgment, absent immediate exercise by Lender of a right or remedy under this Instrument, result in harm to Lender, impairment of the Note or this Instrument; or (c) the occurrence of any event of default under the note. At any time during the existence of an Event of Default, Lender, at Lender's option, may declare the Indebtedness to be immediately due and payable without further demand, and may invoke the power of sale and any other remedies permitted by applicable law or provided in this Instrument or the Note, including, but not limited to, commencing an action to appoint a receiver or specifically enforce any of the covenants hereto, sell the Mortgaged Property or any portion thereof or exercise any or all of the remedies available to a secured party under the Uniform Commercial Code. Borrower acknowledges that the power of sale granted in this Instrument may be exercised by Lender without prior judicial hearing. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including attorneys' fees, costs of documentary evidence, abstracts and title reports.

If Lender directs the Trustee to invoke the power of sale, Lender shall send to Borrower, in the manner provided in Section 27, notice of Lender's election to cause the Mortgaged Property to be sold. Trustee shall give notice of sale and shall sell the Mortgaged Property according to the

laws of the State of Mississippi to the highest and best bidder during legal hours, at any front door of the county courthouse of the county in which the Mortgaged Property is situated after having advertised for three consecutive weeks preceding the sale in a newspaper published in the county where the Mortgaged Property is situated, or if none is so published, then in some newspaper having general circulation therein, and by posting notice for the same time at the courthouse of the same county or in accordance with such other laws of the State of Mississippi governing sales of land under deeds of trust in force at the time the publication of said notice has begun. The advertisement and the notice shall disclose the original Borrower in this Instrument. Borrower waives the provisions of Miss. Code Ann. § 89-1-55 as far as this section restricts the right of Trustee to offer at sale more than 160 acres at a time, and Trustee may offer the Mortgaged Property as a whole, regardless of how it is described. If the Mortgaged Property is situated in two or more counties or in two judicial districts of the same county, then the Trustee shall have power, in case the Trustee is directed to foreclose under this Instrument, to select in which county, or judicial district, the sale of all the Mortgaged Property shall be made, and the selection shall be binding upon the Borrower and the Lender and all persons claiming through or under them, whether by contract or by law. Should the Lender be a corporation or an unincorporated association, then any officer thereof may declare the Borrower to be in default as provided herein and request the Trustee to sell the Mortgaged Property. The Trustee may sell the Mortgaged Property at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as the Lender may determine. The Trustee may postpone sale of all or any parcel of the Mortgaged Property by public announcement subject to the provisions of Miss. Code Ann. § 11-5-99 which sets forth the procedural requirements for the continuation of a sale. The Lender or Lender's designee may purchase the Mortgaged Property at any sale.

Trustee shall deliver to the purchaser at the sale, within a reasonable time after the sale, a deed conveying the Mortgaged Property so sold without any express or implied covenant or warranty. The recitals in Trustee's deed shall be prima facie evidence of the truth of the statements made in those recitals. Trustee shall apply the proceeds of the sale in the following order: (a) to all costs and expenses of the sale, including Trustee's fees not to exceed 5% of the gross sales price, attorneys' fees and costs of title evidence; (b) to the Indebtedness in such order as Lender, in Lender's discretion, directs; and (c) the excess, if any, to the person or persons legally entitled to it.

Each right and remedy provided in this Instrument and the Note is district from all other rights or remedies under this Instrument or the Note or afforded by applicable law, and each shall be cumulative and may be exercised concurrently, independently or successively, in any order.

17. PROTECTION OF LENDER'S INTEREST IN THE PROPERTY AND RIGHTS UNDER THIS INSTRUMENT. If (a) Borrower fails to perform the covenants and agreements contained in this Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lenders actions can include but are not limited to: (a) paying any sums secured by a lien which has priority over this Instrument;

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI

COUNTY OF _____

Personally, appeared before me, the undersigned authority in and for the said county and state, on this ____ day of _____, 20____, within my jurisdiction, the within named Borrower, who acknowledged that he executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

[S E A L]

Mortgage Loan Originator Name and NMLS #: _____ # _____ (must match 1003)

Company Name and NMLS #: _____ # _____ (must match 1003).

MHC # _____

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT S

CHILD SUPPORT STATEMENT

EXHIBIT S**CHILD SUPPORT STATEMENT**

MHC Reservation #: _____

Mortgagor(s): _____

Property Address: _____ City: _____ Zip: _____

I hereby certify that I ____do, ____do not receive child support for the below-listed dependent(s). If the answer is "I ***do***" receive child support, provide the divorce decree with child support settlement showing the amount of support received. If there was no marriage then indicate the child(s) below and the amount of support received for each child and provide the court settlement.

Child's Name**If never married, the amount of Monthly Support**

_____ Please print	_____ Age	\$ _____
_____ Please print	_____ Age	\$ _____
_____ Please print	_____ Age	\$ _____
_____ Please print	_____ Age	\$ _____
_____ Please print	_____ Age	\$ _____

_____ Mortgagor	_____ Date
--------------------	---------------

_____ Co-Mortgagor	_____ Date
-----------------------	---------------

_____ Occupying Non-Borrower	_____ Date
---------------------------------	---------------

Mortgagor (s) and/or Occupying Non-Borrower understands that it is a federal offense to knowingly make a false statement in Mortgagor's application or otherwise to secure this loan. (See Title 18, United States Code, Section 1014.) Mortgagor has read the information herein carefully to ensure that the information is true and complete prior to signing this statement. Mortgagor understands that the information provided by Mortgagor in this application and statement is subject to verification by the Mississippi Home Corporation.

EXHIBIT T

NOTICE TO BORROWER – SECOND MORTGAGE



MISSISSIPPI HOME CORPORATION

EXHIBIT T

NOTICE TO BORROWER MHC MORTGAGE REVENUE BOND7 SECOND MORTGAGE PROGRAM

I acknowledge by signing below that I am applying for assistance from Mississippi Home Corporation (MHC) in the form of a subordinate, second lien (2nd) mortgage under the MHC Mortgage Revenue Bond (MRB7) Program.

This disclosure Notice is required to be presented to me by the originating lender before settlement (commonly called the "closing") of my mortgage.

As a borrower under this program, I understand that the subordinate 2nd mortgage loan (the "DPA") has the following terms and conditions as explained by my originating lender:

1. The interest rate on the DPA is 0% and is non-amortizing (requires no monthly payment).
2. A Loan Estimate (LE) disclosure for both the 1st mortgage and 2nd mortgage (i.e., DPA) must be provided to me by the originating lender before closing (settlement).
3. The total of costs payable by the borrower(s) in connection with the transaction at consummation is less than 1 percent of the loan amount, and is limited to:
 - a. Recording fees for security instruments, deeds, and similar documents,
 - b. A bona fide and reasonable application fee, and
 - c. A bona fide and reasonable fee for housing counseling services
4. No attorney fees can be charged on the 2nd mortgage (lien).
5. I acknowledge that by accepting the down payment assistance (DPA), the first mortgage Interest rate may be higher than a loan without down payment assistance (DPA).
6. The DPA funds can only be used for closing costs, upfront mortgage insurance (MIP), private mortgage insurance (PMI), VA Funding fee, RD Guarantee fee and down payment
7. If I sell the home or refinance my 1st mortgage or no longer occupy the home as my primary residence I understand that my 2nd mortgage (DPA) **not yet forgiven under the terms of the Promissory Note is required to be repaid** to Mississippi Home Corporation. The DPA is not a grant.

If I have any questions about the Program or DPA subordinate mortgage, I will inquire with my lender and contact MHC for additional information before signing this document.

Date

Signature of Borrower

Print Name

Date

Signature of Co-Borrower

Print Name

UPLOAD SIGNED FORM TO MHC