



SMART SOLUTION BULLETIN #18

October 26, 2018

TO: SMART SOLUTION PARTICIPATING LENDERS

FROM: Betty Temple-Putnam, Sr. Vice President of Single Family Operations

RE: Program Document Revisions

This bulletin serves to notify participating Smart Solution Lenders, with the revisions recently made to the program household income limit and Second Mortgage Assistance, the attached sample forms have been modified to reflect the increase of the household income limit from \$80,000 to \$95,000 and the increase of the Second Mortgage assistance amount from 3% of the full loan amount to 3.5% of the Sales Price. The actual forms have been revised online under the “Program Forms” link found on the MHC online Registration site.

The Procedures Manual has also been revised to reflect the same revisions. The Procedures Manual can be found on our website www.mshomecorp.com under the Smart Solution Lender Resources link.

The DE Transmittal Checklist has been revised to remove the SS Plus document requirements due to the program being temporarily suspended and the Attorney Information Form language has been revised regarding the Wiring Instructions that were a requirement when the SS Plus program was active.

SMART SOLUTION SECOND MORTGAGE APPLICATION

Please be advised that I (we), the undersigned Mortgagor(s), want to apply for the Smart Solution Second Mortgagor from the Mississippi Home Corporation (MHC). The conditions of the assistance are as follows:

MAXIMUM LOAN ASSISTANCE:

- FHA: 3.5% of the Sales Contract amount
- Rural Development: 3.5% of the Sales Contract amount
- Conventional Loans: 3.5% of Sales Contract amount
- VA: 3.5% of the Sales Price amount

Maximum annual family income cannot exceed current program income limit. The primary wage-earning borrower must have a minimum credit score of at least 620 for all first mortgage loan types.

The second mortgage will bear interest at the same rate as the first mortgage note. The second mortgage will amortize in 120 equal monthly payments of principal and interest. The second mortgage will not be assumable. Complete repayment of the second mortgage will be required upon sale of the property, refinance, assumption, and/or payoff of the first mortgage loan.

Property Address: _____

Sales Price \$: _____ \$ _____

0 **FHA*** (Attach FHA Loan Underwriting and Transmittal Summary)
Down Payment Assistance (3.5% of the Sales Price amount) \$ _____

0 **RURAL DEVELOPMENT**
Closing Costs Paid by Borrower \$ _____
Prepaid Expenses \$ _____
Down Payment Assistance (3.5% of the Sales Price amount) \$ _____

0 **CONVENTIONAL FANNIE MAE MORTGAGE**
Down Payment \$ _____
Borrower Paid Closing Costs \$ _____
Down Payment Assistance (3.5% of the Sales Price amount) \$ _____

0 **VA**
Closing Costs Paid by Borrower \$ _____
Prepaid Expenses \$ _____
Down Payment Assistance (3.5% of the Sales Price amount) \$ _____

Mortgagor

Date

Co-Mortgagor

Date

DELEGATED CONDITIONAL COMMITMENT

MHC Reservation #: _____

Borrower's Name(s): _____

Property Address: _____

Sales Price: _____ Application Expiration: _____

Interest Rate: _____ Reservation Expiration: _____

Loan Type: () FHA () RD () Fannie Mae Conventional () VA

Mortgage Amount \$ _____ (including MIP/PMI)

Second Mortgage, if applicable \$ _____ (3.5% of the Sales Price amount)

MHC Cash Advance Gift, if applicable \$ _____ (4% of total loan amount)

Borrower Income Verified \$ _____

Co-Borrower Income Verified \$ _____

Does the verified household income exceed current program limit? Yes No

Step 1 Package commitment fee received by MHC? Yes No

I, _____ (typed name of Delegated Examiner), of _____

(Typed Lender Co. Name) hereby certify that the loan application described above meets all the requirements of the Smart Solution program specified in the Origination Sales Agreement, Program Guidelines and Procedures Manual.

Primary Wage Earner's Credit Score: _____ Total Debt-to-Income Ratio: _____%

Delegated Conditional Commitment issued by:

Signature of Delegated Examiner

Telephone # of Delegated Examiner

Date

This form must be uploaded to MHC Online Reservation Site

DELEGATED EXAMINERS' PROGRAM CHECKLIST

Lender: _____

Reservation #: _____

Originator Name: _____

Phone #: _____

Fax #: _____

Mortgagor(s): _____

1. Delegated Examiner's Program Checklist (Form 19)
2. Executed Delegated Conditional Commitment (Form 20)
3. SS Reservation Confirmation(s), 1st Mortgage AND 2nd Mortgage, both if applicable
4. Attorney Information Form (Form 21)

SAMPLE

**MISSISSIPPI HOME CORPORATION
ATTORNEY INFORMATION FORM**

RESERVATION NUMBER: _____

PROGRAM TYPE: _____

BORROWER (S): _____

LENDER: _____

ATTORNEY INFORMATION:

NAME OF ATTORNEY: _____

NAME OF LAW FIRM: _____

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

PHONE NUMBER: _____

DATE OF CLOSING: _____

CONTACT PERSON: _____

ASSISTANCE AMOUNT: \$ _____ (3.5% of Sales Price)

UPLOAD WIRING INSTRUCTIONS (Only applicable for Smart Solution Plus Program)

Note: Loan will not be processed unless the wiring instructions are attached if using the Smart Solution Plus Program.