

Mississippi Home Corporation
Single Family Mortgage Revenue Bond and MRB Smart6 Program

INVITATION FOR APPLICATION

The Mississippi Home Corporation (the “Corporation”) hereby invites you to apply for participation (the “Invitation”) in the Corporation’s Single Family Mortgage Revenue Bond Program (the “MRB Program”) and/or MRB Smart6 Program (the “Smart6 Program”). Under the MRB Program and Smart6 Program, the Corporation will issue single family mortgage revenue bonds for the purpose of providing funds to purchase (a) fully-modified pass-through mortgage-backed securities (the “Ginnie Mae Securities”) of the Government National Mortgage Association (“Ginnie Mae”) evidencing a guarantee by Ginnie Mae of the timely payment of monthly principal and interest of qualifying FHA, USDA/RD or VA mortgage loans, (b) mortgage-backed securities (the “Fannie Mae Securities”) of the Federal National Mortgage Association (“Fannie Mae”) evidencing the guarantee by Fannie Mae of monthly principal and interest of qualifying conventional mortgage loans and (c) mortgage-backed securities (the “Freddie Mac PCs”) of the Federal Home Loan Mortgage Corporation (“Freddie Mac”) evidencing the guarantee by Freddie Mac of monthly principal and interest of qualifying conventional mortgage loans. Qualifying lending institutions participating in the Program(s) (the “Lenders”) will originate the FHA-insured, VA-guaranteed, USDA/RD-guaranteed and Fannie Mae or Freddie Mac conventional mortgage loans (the “Mortgage Loans”) and, if applicable, sell such Mortgage Loans to certain mortgage Servicers under the Program (the “Servicer”), all for the purpose of financing the acquisition of owner-occupied, single-family residences qualifying under the Program (“Residences”) within the State. The Ginnie Mae Securities, Fannie Mae Securities and Freddie Mac PCs are referred to herein, collectively, as the “Program Securities”.

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

THIS PROGRAM WILL UTILIZE AN ONLINE RESERVATION SYSTEM FOR THE ALLOCATION OF AVAILABLE FUNDS. THE CORPORATION WILL APPROVE RESERVATIONS ON A FIRST-COME, FIRST-SERVED BASIS AS DESCRIBED HEREIN UNDER THE HEADING “RESERVATION PROCEDURE.” LENDERS WILL NOT RECEIVE, NOR WILL LENDERS BE REQUIRED TO PAY FOR PROGRAM ALLOCATIONS IN ORDER TO PARTICIPATE IN THE PROGRAMS.

Mortgage Loans must be originated and closed by the Lenders and, if applicable, sold to a Servicer during the origination period described in the Program Notice, if applicable, delivered by the Corporation in connection with the issuance of a series of Bonds (the “Origination Period”). Such Mortgage Loans must be originated in accordance with the Mortgage Revenue Bond Mortgage Origination Agreement (the “MRB Origination Agreement”) and/or the MRB Smart6 Mortgage Origination Agreement to be executed by the Corporation, the Lender and the Servicer designated by such Lender, a copy of which is distributed with this Invitation. Program Securities backed by Mortgage Loans must be issued on or before the date set forth in the Program Notice, if applicable, delivered in connection with the issuance of a series of Bonds. **LOANS SHALL BE PURCHASED BY THE SERVICER AT A PRICE TO BE DETERMINED BY THE CORPORATION, WHICH IN ANY EVENT WILL NOT BE LESS THAN 100% OF THE OUTSTANDING AGGREGATE PRINCIPAL AMOUNT OF SUCH MORTGAGE LOANS.**

Qualifying Mortgage Loans must be either FHA, VA, USDA/RD or conventional Fannie Mae or Freddie Mac Mortgage Loans, depending upon any Servicer overlays, which are made to eligible borrowers in Mississippi whose adjusted income level does not exceed the limits set forth in Exhibit A under the MRB Program or \$110,000 under the Smart6 program thereto. The First Mortgage Loans will be 30-year, fixed rate loans with level payments and full amortization. In addition, qualifying Mortgage Loans are subject to certain purchase price limitations, loan-to-value ratios determined by loan type and any Servicer overlays, if applicable, insurance requirements and other conditions of the Corporation as more completely described in the MRB and the MRB Smart6 Origination Agreements. The MRB and the MRB Smart6 Origination Agreements also provides that the residence acquired must be the principal residence of the mortgagor, and, except with respect to a mortgagor acquiring a residence located in one of the areas in the State identified in the MRB Origination Agreement as a “Targeted Area”, not applicable to the MRB Smart6 Program, each mortgagor must not have held an ownership interest in a principal residence at any time during the three years immediately preceding the date of anticipated closing for a Mortgage Loan (a “First Time Homebuyer”), also not applicable to the MRB Smart6 Program. **THE MRB and the MRB Smart6 ORIGINATION AGREEMENTS ARE THE PRINCIPAL DOCUMENT SETTING FORTH THE RIGHTS AND OBLIGATIONS OF THE LENDERS UNDER THE PROGRAMS. ADDITIONAL COPIES OF THE AGREEMENTS MAY BE OBTAINED FROM THE MISSISSIPPI HOME CORPORATION LENDERS/REALTORS – LENDER RESOURCE LINKS FOUND ON THE MHC WEBSITE OR BY CONTACTING:**

Mississippi Home Corporation
735 Riverside Drive
Jackson, MS 39202

(601) 718-4642

Attn.: Betty Temple-Putnam

MORTGAGE LOANS WILL BE SERVICED BY EACH SERVICER PURSUANT TO A MORTGAGE REVENUE BOND SERVICING AGREEMENT AND/OR MRB SMART6 ADDENDUM BETWEEN THE CORPORATION AND EACH SERVICER (THE “MRB

SERVICING AGREEMENT AND IF APPLICABLE, THE MRB SMART6 SERVICING AGREEMENT ADDENDUM”). THE QUALIFICATIONS TO PARTICIPATE AS A SERVICER UNDER THE PROGRAM ARE SET FORTH IN THE MRB ORIGINATION AGREEMENT AND THE MRB SMART6 ORIGINATION AGREEMENT AND THE MRB SERVICING AGREEMENT AND MRB SMART6 SERVICING AGREEMENT ADDENDUM AND INCLUDE, AMONG OTHER THINGS, THAT SUCH LENDING INSTITUTION IS A GINNIE MAE-APPROVED ISSUER-SERVICER OF FHA, VA OR USDA/RD MORTGAGE LOANS, FANNIE MAE OR A FREDDIE MAC-APPROVED ISSUER-SERVICER OF CONVENTIONAL MORTGAGE LOANS, AS APPLICABLE, AND AN AUTHORIZED ISSUER OF GINNIE MAE SECURITIES, FANNIE MAE SECURITIES OR FREDDIE MAC PCs, AS APPLICABLE. A QUALIFIED LENDER MAY SERVE BOTH AS LENDER AND SERVICER.

Mortgage Loan Interest Rate; Deferred 10-Year Second Mortgage

The interest rate with respect to the Mortgage Loans are set daily and are subject to change daily. The Programs allow for the available spread between conventional mortgages and tax exempt or taxable, as the case may be, bond funded mortgage rates to be delivered to borrowers either in the form of a Cash Advance or under the MRB7 program a 10-year deferred 0% second mortgage or for the MRB Smart6 program in the form of a 30-year 0% second mortgage to be applied towards the origination fee, closing costs, the down payment of the borrower and the FHA MIP, VA Funding Fee, RD Guarantee Fee or PMI (such second mortgage assistance shall not be used to either reimburse the borrower for items except for the borrower paid earnest money to the seller or any fee's paid outside of the closing. For example, while a traditional tax-exempt bond funded mortgage loan might bear interest at 4.34% in today's market conditions, the Program enables the Corporation to structure its Mortgage Loans to provide an interest rate which is comparable with current conventional mortgage loan rates but in the event of using with the MRB program with a second mortgage of \$7,000 (subject to change) or in the event of using the MRB Smart6 program with a second mortgage of \$6,000 (subject to change). Under current market conditions, it is anticipated that the Corporation will elect to provide an interest rate on the Mortgage Loans which is comparable with conventional mortgage loan rates and provide a second mortgage to borrowers.

Reservation Procedure

Funds made available for the origination of Mortgage Loans will not be allocated or assigned to any particular Lender, but will be reserved on a first-come, first-served basis for all Lenders. Lenders may reserve available funds for Mortgage Loans through the Corporations online reservation system on a case-by-case basis. The online reservation system will issue a Reservation Confirmation to applicable qualifying borrowers. It is a condition to any such reservation that within ten (10) Calendar Days following any such online reservation, the Corporation must receive from the Lender the following with respect to each MRB reservation that the Lender will upload into the Corporation's reservation system: (a) a copy of the real estate purchase contract executed by both the proposed mortgagor and seller, included all applicable

addendums; (b) a copy of the executed Mortgage Loan application; (c) a copy of the Reservation Confirmation; (d) MRB Reservation Form; (e) MRB7 Checklist; (f) Notice to Borrower – Second Mortgage form; (g) the executed Notice to Mortgagor Regarding Potential Recapture Tax; (f) a copy of the Homebuyer Education Certificate; and (g) copy of the Housing Assistance for Teachers (HAT) Loan Agreement, if applicable (Original must be mailed to MHC) and with respect to each MRB Smart6 reservation the Corporation must receive from the Lender the following is to be uploaded to the Corporation’s online registration system: (a) Reservation Confirmation and (b) Reservation of Funds/Rate Commitment for the program.

Participation Procedure

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

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

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

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

Mississippi Home Corporation
735 Riverside Drive
Jackson, MS 39202
Attn: Betty Temple-Putnam, Sr. Vice President of Single-Family Program
Operations

Following submission of the Application and fully executed Mortgage Origination Agreement(s), the Corporation will review the qualifications and experience of each Lender and its ability to originate Mortgage Loans. Upon completion of its review, the Corporation will provide each Lender with either a Letter of Acknowledgement or Notice of Rejection with respect to the Program and a copy of the Agreement(s) the Corporation has executed.

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

Summary of the Program

The following is intended only as a summary of certain provisions of the MRB and MRB Smart6 Program and is subject to the more complete description of the rights, duties and obligations of the Lenders, the Corporation and the Servicers contained in the MRB Origination Agreement, MRB Smart6 Origination Agreement and MRB Servicing Agreement and MRB Smart6 Servicing Agreement Addendum. THE MRB and MRB SMART6 ORIGINATION AGREEMENTS, SERVICING AGREEMENT AND SERVICING AGREEMENT ADDENDUM AND THE APPLICATION SHOULD BE READ CAREFULLY IN THEIR ENTIRETIES. Unless otherwise defined herein, all capitalized terms and phrases utilized in this summary shall have the meanings set forth in the MRB Origination Agreement and the MRB Smart6 Origination Agreement.

1. **General Requirements to Submit Offer.** Every lending institution (including commercial banks, savings and loan associations and mortgage bankers) which is (a) currently participating in the local private home lending market in Mississippi, (b) an FHA-approved mortgagee (with direct endorsement underwriting authority preferred), a USDA/RD-eligible lender, a Fannie Mae or Freddie Mac-approved lender in good standing acceptable to a PMI Insurer or a VA-approved lender (with VA automatic approval authority preferred), (c) able to make the representations, warranties and covenants set forth in the MRB Origination Agreement and MRB Smart6 Origination Agreement and (d) willing to originate fixed rate single family residence mortgage loans in conformity with its customary mortgage origination standards, the mortgage origination standards of Fannie Mae, Freddie Mac, FHA, USDA/RD and/or VA, and the mortgage origination procedures of Ginnie Mae, Fannie Mae or Freddie Mac, as applicable, and which meets the requirements set forth in the MRB and MRB Smart6 Origination Agreement and this Invitation, shall be permitted to submit an offer to participate in the Program(s).

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

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

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

All Mortgage Loans must be originated in accordance with the provisions of the MRB Origination Agreement and MRB Smart6. Upon receipt of a reservation with respect to a Mortgage Loan, the Lender must upload the applicable Reservation Package documents to the Corporation's online reservation system within 10 calendar days of reserving the loan and upload the Compliance Package documents with respect to such Mortgage Loan to the Corporation's online reservation system within 45-days on new/existing properties and 120-days on proposed construction. The Corporation shall notify the Lender within three Business Days of receipt of a Compliance Package whether or not the Corporation has approved such Mortgage Loan for closing and, if the Mortgage Loan will not be approved, the reasons therefor via email notifying the Lender of a Non-Compliant status. The Lender may attempt to cure any defect in the Reservation and Compliance Package and resubmit such defects to the Corporation. With respect to all Mortgage Loans approved by the Corporation, the Corporation will provide access to the Lender to print a Conditional Commitment. No Mortgage Loans shall be closed by a Lender without receipt of the Conditional Commitment. Finally, the Lender must upload the Purchase Certification Package documents to the Corporation through the Corporation's online reservation system within 30-days of closing. Upon the Corporation's approval of such Purchase Certification Package, the Lender will have access to print the Purchase Certification from the online reservation system and sell such Mortgage Loan to the applicable Servicer. The Servicer then may pool such Mortgage Loan to form a Ginnie Mae pool, Fannie Mae pool or Freddie Mac pool, as applicable,

Each Lender must use its best efforts under the MRB program to originate Targeted Area Mortgage Loans. Notwithstanding the reservation procedure described above, the Corporation will reserve 20% of the available reservations solely for Mortgage Loans with respect to residences which are in Targeted Areas.

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

The first Mortgage Loan will be due and payable 30 years from the first date of payment of principal and interest and must provide for substantially level monthly debt service payments. The interest rate with respect to the Mortgage Loans will be set daily Monday through Friday, excluding holidays, and are posted to the Corporation's website. It is currently anticipated that the interest rate with respect to such Mortgage Loans will be comparable with the current interest rate on conventional mortgage loans but that the Corporation will utilize the unique pricing features of the Programs to provide a second mortgage with respect to each Mortgage Loan. Such MRB second mortgage is expected to be \$7,000, subject to change or \$6,000 on the Smart 6 but could be subject to change. The MRB second mortgage is a 0% 10-year deferred loan and the Smart6 second mortgage is a 0% 30-year loan. On the MRB program if the borrower remains in the home for the full 10-year period, the second mortgage is forgiven, and the Corporation will then release the lien on the second mortgage. If the borrower sells or refinances the loan prior to the end of the 1

10-year period, the amount will be repayable to the Corporation. On the MRB Smart6 program the second mortgage is not forgivable. If the borrower sells, refinances the loan prior to the end of the 30-year period or pays the first mortgage in full, the full amount will be repayable to the Corporation, and the Corporation will then release the lien on the second mortgage. Under the MRB program, if the borrower sells or refinances the loan prior to the end of the 10-year period, the full amount will be repayable to the Corporation. The Lender sends the \$7,000 or \$6,000, depending on the Program, to the closing attorney and closing attorney shall (i) pay up to the 1.50 point origination fee to the Lender and (ii) apply the remainder of the second mortgage to offset the amount of the down payment and/or closing costs paid by the borrower, including mortgage insurance and Borrower pre-paid fees; provided, however, that such second mortgage shall not be used to reimburse the borrower for any fees other than their earnest money paid to the Seller or borrower fees paid out side of closing. If funds remain from the second mortgage, the closing attorney is to return the funds to the lender and the lender is to apply as a principal curtailment after the loan closes.

The Corporation will reimburse and wire the \$7,000 or \$6,000, depending upon the Program, to the Mortgage Lender after receipt of the complete and accurate Corporation Purchase Certification (PC) Package documents on the second business day after the loan status is modified to a PC status.

5. **Eligible Borrowers.** The Program is designed for and limited to implementing the purchase of Mortgage Loans made by Lenders to finance the acquisition of Residential Housing Units in the State by Eligible Borrowers. An Eligible Borrower is a person or persons (a) intending to reside as a household in a Residential Housing Unit as its principal residence, (b) whose total Annualized Monthly Income does not exceed the Maximum Permissible Family Income, as set forth in Exhibit A hereto, or \$110,000 under the Smart6 program (c) who is a First Time Homebuyer and is only applicable for the MRB program (except where the Residential Housing Unit is in a Target Area), and (d) otherwise satisfying the requirements of the applicable Program.

6. **Maximum Permissible Acquisition Cost (only for MRB program).** The purchase price for a new (not previously occupied) or existing Residential Housing Unit cannot exceed the Maximum Permissible Acquisition Cost established by the Corporation from time to time. The current Maximum Permissible Acquisition Costs for Residential Housing Units are set forth below:

Non-Targeted Areas:

\$258,000

Targeted Areas:

\$309,000

7. **Residential Housing Units.** A Residential Housing Unit is a residential unit located in Mississippi, (a) which is designed and intended as a residence for a

maximum of one family (including a condominium or planned unit development each unit of which is designed to be used as a residence for a maximum of one family, and (b) which will be occupied by the owner as his or her principal residence within a reasonable time (e.g., sixty days) after financing is provided.

Further restrictions with respect to Residential Housing Units are contained in the MRB and Smart6 Origination Agreements.

Servicing Generally. Mortgage Loans will be serviced by the Servicer in accordance with the MRB Servicing Agreement and MRB Smart6 Servicing Agreement Addendum. Each Lender that is a Ginnie Mae-approved issuer-Servicer of Ginnie Mae Securities may act as Servicer with respect to Ginnie Mae Securities issued by such Lender. Each Lender that is a Fannie Mae-approved issuer-Servicer of Fannie Mae Securities may act as a Servicer with respect to Fannie Mae Securities issued by such Lender. Each Lender that is a Freddie Mac-approved issuer-Servicer of Freddie Mac PCs may act as a Servicer with respect to Fannie Mae Securities or Freddie Mac PCs issued by such Lender.

8. **Assumptions.** All Mortgage Loans may be assumed by a subsequent mortgagor only as provided in the MRB Servicing Agreement inclusive of the MRB Smart6 Servicing Agreement Addendum. Assumptions are permitted only if the MRB program Acquisition Cost of the Residential Housing Unit does not exceed the applicable Maximum Permissible Acquisition Cost at the time of the assumption and the Mortgage Loan continues to comply with terms required in the MRB Origination Agreement and the MRB Smart6 Origination Agreement and if the assignee (a) is an Eligible Borrower, (b) will occupy the Residential Housing Unit within sixty days of the assumption as the purchaser's principal residence and intends to maintain the Residential Housing Unit as his or her principal residence as long as he or she is liable under the Mortgage Loan, (c) is a MRB program First Time Homebuyer (except where the Residential Housing Unit is located in a Targeted Area) and (d) has a total Annualized Monthly Income not in excess of the applicable Maximum Permissible Family Income at the time of assumption. All assumptions must have the prior written approval of the Corporation. At the time of assumption, the Seller must pay off the Corporation the full second mortgage amount.

THE DESCRIPTIONS OF ALL TERMS OF THE PROGRAM HEREIN ARE QUALIFIED IN THEIR ENTIRETIES BY THE APPLICATION, THE MRB ORIGINATION AGREEMENT, THE MRB SERVICING AGREEMENT AND MRB SMART6 SERVICING AGREEMENT ADDENDUM AND THE ACCOMPANYING EXHIBIT A.

MISSISSIPPI HOME CORPORATION

Dated: _____, 20__.

EXHIBIT A

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

Applications as of 4/29/2022		MRB 7 INCOME LIMITS					
COUNTY	TARGET	1 to 2	3+	COUNTY	TARGET	1 to 2	3+
Adams	*	\$78,000	\$91,000	Leflore	*	\$78,000	\$91,000
Alcorn	NT/T	\$65,000/\$78,000	\$74,750/\$91,000	Lincoln		\$65,000	\$74,750
Amite	*	\$78,000	\$91,000	Lowndes	NT/T	\$69,800/\$83,760	\$80,270/\$97,720
Attala	*	\$78,000	\$91,000	Madison	NT/T	\$76,000/\$91,200	\$87,400/\$106,400
Benton	*	\$78,000	\$91,000	Marion		\$65,000	\$74,750
Bolivar	NT/T	\$65,000/\$78,000	\$74,750/\$91,000	Marshall	*	\$78,000	\$91,000
Calhoun	*	\$78,000	\$91,000	Monroe	*	\$78,000	\$91,000
Carroll		\$72,700	\$83,605	Montgomery	*	\$78,000	\$91,000
Chickasaw	*	\$78,000	\$91,000	Neshoba		\$65,000	\$74,750
Choctaw		\$65,000	\$74,750	Newton		\$65,000	\$74,750
Claiborne	*	\$78,000	\$91,000	Noxubee	*	\$78,000	\$91,000
Clarke		\$65,000	\$74,750	Oktibbeha		\$73,400	\$84,410
Clay	*	\$78,000	\$91,000	Panola	*	\$78,000	\$91,000
Coahoma	*	\$78,000	\$91,000	Pearl River		\$65,000	\$74,750
Copiah	*	\$91,200	\$106,400	Perry	*	\$78,000	\$91,000
Covington		\$65,000	\$74,750	Pike	*	\$78,000	\$91,000
Desoto		\$77,300	\$88,895	Pontotoc		\$65,000	\$74,750
Forrest	NT/T	\$65,000/\$78,000	\$74,750/\$91,000	Prentiss	*	\$78,000	\$91,000
Franklin	*	\$78,000	\$91,000	Quitman	*	\$78,000	\$91,000
George	*	\$78,000	\$91,000	Rankin		\$76,000	\$87,400
Greene	*	\$79,920	\$93,240	Scott		\$65,000	\$74,750
Grenada		\$65,000	\$74,750	Sharkey	*	\$78,000	\$91,000
Hancock		\$67,500	\$77,625	Simpson		\$65,000	\$74,750
Harrison		\$67,500	\$77,625	Smith		\$65,000	\$74,750
Hinds	NT/T	\$76,000/\$91,200	\$87,400/\$106,400	Stone	*	\$78,000	\$91,000
Holmes	*	\$78,000	\$91,000	Sunflower	*	\$78,000	\$91,000
Humphreys	*	\$78,000	\$91,000	Tallahatchie	*	\$78,000	\$91,000
Issaquena	*	\$78,000	\$91,000	Tate		\$67,900	\$78,085
Itawamba		\$65,000	\$74,750	Tippah		\$65,000	\$74,750
Jackson		\$78,100	\$89,815	Tishomingo		\$65,000	\$74,750
Jasper		\$65,000	\$74,750	Tunica	*	\$78,000	\$91,000
Jefferson	*	\$78,000	\$91,000	Union		\$65,000	\$74,750
Jefferson Davis	*	\$78,000	\$91,000	Walthall	*	\$78,000	\$91,000
Jones	NT/T	\$65,000/\$78,000	\$74,750/\$91,000	Warren		\$65,000	\$74,750
Kemper	*	\$78,000	\$91,000	Washington	*	\$78,000	\$91,000
Lafayette		\$79,600	\$91,540	Wayne	*	\$78,000	\$91,000
Lamar		\$65,000	\$74,750	Webster		\$65,000	\$74,750
Lauderdale	NT/T	\$65,000/\$78,000	\$74,750/\$91,000	Wilkinson	*	\$78,000	\$91,000
Lawrence	*	\$78,000	\$91,000	Winston	*	\$78,000	\$91,000
Leake	*	\$78,000	\$91,000	Yalobusha		\$65,000	\$74,750
Lee		\$65,000	\$74,750	Yazoo	*	\$78,000	\$91,000

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

NT/T - Split counties which have both non-target & target areas. Acquisition Limits: \$309,000 (targeted areas) / \$258,000 (non-target areas)

**MISSISSIPPI HOME CORPORATION
MORTGAGE REVENUE BOND AND MRB SMART6 PROGRAM**

Application to Originate Mortgage Loans*

**Relating to Mortgage Revenue Bond Mortgage and/or MRB Smart6 Origination
Agreement Dated as of _____, 20____**

The undersigned (the "Applicant") hereby agrees to participate in the Mortgage Revenue Bond and/or the MRB Smart6 program (the "MRB Program" and/or "MRB Smart6 Program) of the Mississippi Home Corporation (the "Corporation"), as set forth in the Mortgage Revenue Bond and MRB Smart6 Origination Agreement dated as of _____, 20____ (the "MRB Origination Agreement" and "MRB Smart6 Origination Agreement), and the Invitation for Applications relating thereto and to enter into such MRB and/or MRB Smart6 Origination Agreement with the Corporation. The Applicant understands that Program funds will not be allocated to individual Lenders but will be reserved for such Lenders on a first-come, first-served basis as described in the MRB and MRB Smart6 Origination Agreement.

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

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

(Name of Applicant)

By _____
(Authorized Signature)

(Printed Name and Title)

PLEASE FURNISH THE INFORMATION REQUIRED
ON THE APPLICATION.

*This application must be returned in a sealed envelope marked on the outside in substance as "Application to Participate in the MRB and/or MRB Smart6 Program" or MHC can accept via email to Betty.Temple@mshc.com if Lender signature is signed in blue ink and color scanned.

MISSISSIPPI HOME CORPORATION

CONFIDENTIAL QUESTIONNAIRE

NAME OF INSTITUTION: _____

ADDRESS: _____

I. BACKGROUND INFORMATION ON INSTITUTION

(please check application boxes)

1. Form

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

2. Date established: _____

3. Main Contact Person: _____

Telephone Number: _____ Facsimile Number: _____

Email Address: _____

4. Attach most recent audited Financial Statement

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

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

[Remainder of page intentionally left blank]

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

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

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

[Remainder of page intentionally left blank]

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

	Prior Year	Current Year
Total Assets	_____	_____
Conventional mortgage loans ¹	_____	_____
FHA – VA – USDA/RD mortgage loans	_____	_____
Cash	_____	_____
U.S. Government obligations	_____	_____
Construction and development loans (net of possible losses)	_____	_____
Foreclosed properties	_____	_____
Net Worth	_____	_____

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

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

_____ \$ _____

6. Do you carry a Fidelity Bond? _____

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

_____ \$ _____

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

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

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

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

¹ Held for resale

Servicer:

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

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

Seller:

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

Servicer:

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

10. Books are audited annually:

- () By independent accountants
- () By Audit committee of board of directors
- () By other (please specify) _____

II. MORTGAGE LOANS

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

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

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

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

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

III. MORTGAGE LOAN ACTIVITY SCHEDULE

(Present in dollars)

Calendar Years
(000 omitted)

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

IV. MORTGAGE LOAN SERVICING ACTIVITIES

The Applicant intends to:

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

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

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

V. LOSS AND DELINQUENCY EXPERIENCE ON MORTGAGE LOANS

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

Single Family Mortgage Loans

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

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

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

See next page to list the name(s), address(s), email addresses, phone, and fax numbers of each office of the Applicant which will receive mortgage loan applications under the Program and the Applicants Online Administrators. In the event any questions regarding online assistance, contact MHC's Sr. Vice President, Betty Temple-Putnam at 601.718.4664 or Betty.Temple@mshc.com or MHC's Vice President Of Information Technology, Derrick Jackson at 601.718.4656 or Derrick.Jackson@mshc.com.

ENDER OFFICE CONTACT FORM

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

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

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

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

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

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

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



LENDER ONLINE SYSTEM ADMINISTRATORS FORM

Lender: _____

System Administrator #1:

- Name: _____
- Business Address: _____

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

System Administrator #2:

- Name: _____
- Business Address: _____

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

Signature

Date



LENDER HOME OFFICE CONTACTS FORM

LENDER NAME: _____

ADDRESS: _____

PRIMARY CONTACT: _____

Phone: _____

E-mail: _____

SHIPPING MANAGER: _____

Phone: _____

E-mail: _____

FINAL DOCUMENTS CONTACT: _____

Phone: _____

E-mail: _____

REPURCHASE CONTACT: _____

Phone: _____

E-mail: _____

SECONDARY MARKETING: _____

Phone: _____

E-mail: _____

POST-CLOSING MANAGER: _____

Phone: _____

E-mail: _____