

NATIONAL HOMEBUYERS FUND, INC

**ACCESS
CONVENTIONAL AND FHA PROGRAM TERM SHEET**

DESCRIPTION	<ul style="list-style-type: none"> • This is a First and Second Loan Program offering up to 100% financing designed to increase homeownership opportunities for low-to-moderate income individuals and families • This Program Term Sheet is a complement to and not a substitute for First Mortgage Program guidelines • Fannie Mae, Freddie Mac and FHA Community Lending guidelines apply except as modified by this Program Term Sheet for the purpose of this program only 												
PARTICIPATION REQUIREMENTS	<p>Correspondent Lenders must:</p> <ul style="list-style-type: none"> • Be approved as a CitiMortgage Correspondent Lender in good standing with CMI's Correspondent Division and; • Complete the National Homebuyers Fund, Inc. (NHF) Lender Profile, and; • Execute three (3) originals of the NHF ACCESS Program Lender Agreement. 												
SERVICER/ COMPLIANCE AGENT	<p>CitiMortgage, Inc. CSP 4000 Regent Blvd. Mail Code N3B-345 Irving, TX 75063 Email: csp.dallas@citi.com Phone: 800-967-2205, Options 1, 0, 1</p>												
Loan Reservations	<p>Lenders lock First Mortgage and optional ACCESS Second Loan concurrently with the CitiMortgage Correspondent Special Programs (CSP) Commitment Desk by faxing the ACCESS Loan Registration Form to 636-261-3046. The ACCESS Loan Registration form can be found on the CSP website at http://correspondent.citimortgage.com/SpecialPrograms or on the NHF website at www.nhfloan.org.</p>												
FIRST LOAN INTEREST RATES	<ul style="list-style-type: none"> • ACCESS First Loan interest rates are distributed daily by CSP • To be added to the rate distribution, send an email to CSP.dallas@citi.com. Include your name, contact information (phone number, email and mailing address) name of Lender and ISN if known. 												
AVAILABLE MARKETS	<ul style="list-style-type: none"> • Conventional ACCESS loans are available Statewide in AK, AL, AZ, AR, CA, CO, CT, DE, FL, GA, HI, ID, IL, IA, IN, KS, KY, LA, ME, MD, MI, MN, MS, MO, NE, NV, NH, NJ, NM, NY, NC, ND, OH, OK, OR, PA, SC, TN, TX, UT, VA, WA, WV, WI, and WY, and in the District of Columbia. (ACCESS is currently not available in MA, MT, RI, SD, VT) • FHA ACCESS Loans are available in eligible counties in CA only, in conjunction with California Rural Home Mortgage Finance Authority ("CHF"). Please refer to Exhibit A of this Term Sheet for eligible counties. • Economic Stimulus for FHA loans are to be used for the origination of the conforming jumbo loans available as a result of the Economic Stimulus ACT of 2008. The new loan amounts are applicable to high cost areas only. The loan amounts must be greater than the current maximum loan limits up to the new temporary maximum loan limits for the same county. Refer to the schedule for FHA Mortgage limits for all areas online at: https://entp.hud.gov/idapp/html/hicostlook.cfm 												
FIRST MORTGAGE PRODUCTS	<table border="0"> <thead> <tr> <th data-bbox="418 1436 889 1457"><u>Product</u></th> <th data-bbox="915 1436 1117 1457"><u>Amortization Terms</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="418 1470 889 1562"> <ul style="list-style-type: none"> • Conventional: <ul style="list-style-type: none"> ◊ Fixed Rate Fully Amortizing ◊ 10/20 Interest Only² </td> <td data-bbox="915 1499 1117 1562"> <p>30- & 40¹-Years 30-Year</p> </td> </tr> <tr> <td colspan="2" data-bbox="418 1591 1117 1621"> <p>¹ 40-Year term not allowed with Home Possible (HP) or Flex First Mortgage Programs</p> </td> </tr> <tr> <td colspan="2" data-bbox="418 1629 1117 1772"> <p>²The Interest-Only Fixed Rate product is generally targeted to borrowers who are compensated and receive a large portion of their annual income through bonuses. However, many Community Lending borrowers may choose this option for affordability reasons or because they are anticipating an increase in earnings. Low-to-moderate and first-time home buyers who select this product for its affordability feature must be informed of the potential for payment shock so that they can make an "informed decision" as to whether or not this product is right for them. Not available with HP First Mortgage Program.</p> </td> </tr> <tr> <td data-bbox="418 1822 889 1881"> <ul style="list-style-type: none"> • FHA: <ul style="list-style-type: none"> ◊ Fixed Rate Sections 203(b) & 234(c) </td> <td data-bbox="915 1848 1117 1881"> <p>30-Year</p> </td> </tr> <tr> <td colspan="2" data-bbox="418 1915 1117 1940"> <p>Ineligible: All other products not listed above, including Expanded Products</p> </td> </tr> </tbody> </table>	<u>Product</u>	<u>Amortization Terms</u>	<ul style="list-style-type: none"> • Conventional: <ul style="list-style-type: none"> ◊ Fixed Rate Fully Amortizing ◊ 10/20 Interest Only² 	<p>30- & 40¹-Years 30-Year</p>	<p>¹ 40-Year term not allowed with Home Possible (HP) or Flex First Mortgage Programs</p>		<p>²The Interest-Only Fixed Rate product is generally targeted to borrowers who are compensated and receive a large portion of their annual income through bonuses. However, many Community Lending borrowers may choose this option for affordability reasons or because they are anticipating an increase in earnings. Low-to-moderate and first-time home buyers who select this product for its affordability feature must be informed of the potential for payment shock so that they can make an "informed decision" as to whether or not this product is right for them. Not available with HP First Mortgage Program.</p>		<ul style="list-style-type: none"> • FHA: <ul style="list-style-type: none"> ◊ Fixed Rate Sections 203(b) & 234(c) 	<p>30-Year</p>	<p>Ineligible: All other products not listed above, including Expanded Products</p>	
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ACCESS Program Term Sheet

PROGRAMS	<ul style="list-style-type: none"> • Standard Conventional, Non-Community Lending First Mortgage Programs • MyCommunityMortgage 97 • MyCommunityMortgage 2-unit • HomePossible 97^{1,2} • Flex 97^{1,3} • Flex w/subordinate financing^{1,3} <p>¹ Not allowed with a 40-year term</p> <p>² Not allowed with Interest Only products</p> <p>³ CLTV of 100% allowed with the ACCESS Second Loan or other Community Second</p>
BUY DOWN	<ul style="list-style-type: none"> • Permanent: Permitted in accordance with Fannie Mae, Freddie Mac and FHA guidelines, based on program/product selected. Available as published in the CSP rate sheet. • Temporary: <ul style="list-style-type: none"> Conventional: Permitted in accordance with Fannie Mae, Freddie Mac and the mortgage insurer's guidelines, based on program/product selected FHA: Permitted on a primary residence for a purchase money loan only. The borrower must be qualified at the note rate and adhere to the following requirements: <ul style="list-style-type: none"> ◇ The buy down must not result in a reduction of more than 2% below the interest rate on the note. ◇ The buy down must not result in more than a 1% annual increase in the interest rate. The borrower's payment may only change once a year. ◇ Funds may be provided by the seller, or via premium pricing. Funds from the seller or any other interested third party are considered seller contributions and must be included in the 6% limit on seller contributions.

ACCESS Program Term Sheet

SUBORDINATE FINANCING	<p>The Correspondent must represent and warrant that the Community Second complies with Fannie Mae guidelines when using subordinate financing other than the ACCESS Second Loan referenced below:</p>			
	ACCESS Second Loan parameters	Fully Amortizing Fixed Rate Second Term	Maximum loan amount based on Sales price of the property sized at:	Interest Rate of Second (Rate is subject to change based on current market conditions)
	Bank Assessment Area – Conventional	20-years	8%	8%
	Bank Assessment Area – FHA	20-years	8%	8%
	Non-Bank Assessment Area – Conventional	20-years	8%	Interest Rate on the of the First Mortgage Note plus 2%
	Non-Bank Assessment Area – FHA	20-years	8%	Interest Rate on the of the First Mortgage Note plus 2%
	<p>CitiMortgage will determine if the property is located within a Citibank Assessment Area at the time the loan is locked. The MSA # must be included on the ACCESS Loan Registration form. Refer to Section 2400 - Exhibits of the CitiMortgage Correspondent manual for the most updated listing of Citibank's Assessment Areas. A Citibank Assessment Area Look-up Tool is also available on the NHF website at www.nhfloan.org</p>			
	<p>Loans are subject to the following parameters:</p> <ul style="list-style-type: none"> • Subject to 100% CLTV as determined by the First Mortgage Program selected; • Program is subject to CMI's Declining Markets policy; See Declining Markets section of this Program Term sheet for additional information • Interest rate of the Second Loan may not exceed the rate of the First Mortgage note by more than 2%; • Borrower may not receive cash back at close; • Any Second Loan proceeds remaining must be re-applied to the Loan to reduce the Second Loan's principal balance. If there is more than \$500 remaining from the Second Loan proceeds as of the close of escrow, then documents must be redrawn; • Lenders must conform to federal RESPA and Truth-in-lending laws in disclosing the initial terms of the Second both at application and again at close; • Second Loan documents may be obtained from: <ul style="list-style-type: none"> ◊ Lenders own documents; ◊ IDS (www.idsdoc.com) - Contact Mark Mackey or Jaime Lucero @ 800-554-1872; ◊ DocMagic – contact Rick Leonard @ 800-649-1362 ext 215. • Required Second Loan Documents include: Note, Security instrument, Second Lien Rider, Second Loan Truth in Lending Statement, Mortgagor's Agreement and the Acknowledgement of Disclosure Information form and Citi Loan Checklists. <p>Conventional Loans:</p> <ul style="list-style-type: none"> • Lenders must serve as the lender and beneficiary for the Second Note and Security Instrument • The lender is responsible for recording the Second Loan Security Instrument and providing Assignment to CitiMortgage, Inc. • Refinance Transactions: Documentation must be obtained evidencing that all proceeds of any existing subordinate lien were used to fund part of the purchase price of the subject property in order to treat the transaction as a "limited cash-out" refinance. The borrower does not have to satisfy outstanding liens, but those liens must be subordinate to the AHS Second Mortgage and meet the maximum CLTV guidelines. <p>FHA Loans:</p> <ul style="list-style-type: none"> • California Rural Home Mortgage Finance Authority must serve as the lender and beneficiary for the Second Note and Security Instrument. • Lenders are required to report to HUD the Employer Identification Number (EIN) of all government, state, county, city municipalities and non-profit organizations providing secondary financing assistance, grants or gifts to the borrower when the borrower is receiving an FHA First Mortgage. Lenders are required to reflect this information on HUD's new FHA Loan Underwriting and Transmittal Summary. California Rural Home Mortgage Finance Authority's EIN is 68-0322272. • The lender is responsible for recording the Second Loan Security Instrument 			

ACCESS Program Term Sheet

MORTGAGE INSURANCE	<ul style="list-style-type: none"> • Determined by the First Mortgage Program selected. • MI Companies may publish guidelines specific to the NHF ACCESS program. Lenders must ensure accurate MI coverage is obtained using current policy. • MI may be obtained through any of the CitiMortgage approved mortgage insurers. (A list of current mortgage insurers are posted on the NHF website www.nhfloan.org.) • Due to the rapidly changing lending environment, the MI companies continue to make frequent adjustments to their guidelines. Where MI is required per policy, please make sure it is available and refer to the MI companies for their specific requirements on availability of MI. It is the lender's responsibility to provide accurate MI coverage.
LOAN PURPOSE/ TRANSACTION TYPE	<ul style="list-style-type: none"> • Purchase • Rate/Term Refinance • Limited Cash-Out Refinance • Refinance Transactions: <ul style="list-style-type: none"> ◇ If the subject property is currently listed for sale, the loan is not eligible for a refinance transaction. Properties that were listed for sale and recently taken off the market (i.e. within the past 90 days) are eligible for a rate/terms refinance only. ◇ Every effort should be made to verify the property is no longer listed for sale and the underwriter should give additional scrutiny to these transactions to ensure that refinancing the loan provides a benefit to the borrower. ◇ This policy does not apply to the refinance of a property that was recently purchased within the past 90 days.
CONTINUITY OF OBLIGATION	<ul style="list-style-type: none"> • If there is an existing lien that will be satisfied via a refinance transaction, there must be a continuity of obligation – at least one of the borrowers who will be obligated on the new loan must currently be obligated on the existing loan that is being refinanced. • If the borrower is currently on title, but not obligated on the existing mortgage, a sales contract is preferable but not required. The loan may be closed as a refinance transaction, but the borrower may not receive any cash back at closing, including amounts normally permitted for a rate/terms refinance. • If there is no existing loan on the property, the new refinance transaction must be treated as a cash-out refinance.
PROPERTY TYPE	<ul style="list-style-type: none"> • 1-Unit, including condominiums and PUDs • 2-unit • Manufactured Housing permitted with FHA only • Co-ops are not permitted
OCCUPANCY/ PROPERTY USAGE	<ul style="list-style-type: none"> • Primary Residence • The borrower may not own any other property as of the mortgage closing date
DEBT RATIO	Determined by the First Mortgage Program selected

ACCESS Program Term Sheet

CREDIT SCORES	<p>Conventional:</p> <ul style="list-style-type: none"> • A minimum Credit Score of 680 is required. • Refer to the individual First Mortgage Program description in the Correspondent Manual for requirements • Borrowers that do not have a FICO score <i>are not</i> eligible for an Interest Only product. There are no exceptions. <p>FHA:</p> <ul style="list-style-type: none"> • A minimum Credit Score of 600 is required. • A copy of the DU or Loan Prospector (LP) credit report must be included with the loan guaranty submission package. The underwriter must reconcile DU/LP output against the documentation in the loan file to determine if there is any potential derogatory or contradictory information that is not part of the data analyzed by DU/LP. • Deficiencies that may not be within the scope of DU/LP's analysis include delinquent rent payments, workouts, forbearance, write-offs, judgments and liens appearing on title, etc. All would render the AUS decision null and void. Underwriters need to be cognizant and act accordingly. • Nontraditional Credit Verification and Evaluation: FHA recently provided additional guidance that is effective immediately but must be utilized for loans with case numbers assigned on or after May 29, 2008. Refer to Mortgagee Letter 2008-11 for complete details http://www.hud.gov/offices/adm/hudclips/letters/mortgagee/
RESERVES	Determined by the First Mortgage Program selected.
MAXIMUM LOAN AMOUNT	<p>Conforming:</p> <ul style="list-style-type: none"> • Conforming Loan Limits apply • Economic Stimulus not available <p>FHA:</p> <ul style="list-style-type: none"> • Maximum loan amounts as permitted by HUD under the Economic Stimulus ACT. County determines property and loan amount eligibility. Stimulus ACT eligibility is determined by the FHA Calculator, which is located in the Forms Section of the Correspondent Website, or at http://www.fhaoutreach.com/. The calculator will display the following: <ul style="list-style-type: none"> ◇ Maximum loan amount by unit, by county selected; ◇ Not Eligible – exceeds loan limits for the selected county Stimulus – eligible, with additional price adjustor.
LTV/ CLTV/ HCLTV	<ul style="list-style-type: none"> • Determined by the First Mortgage Program selected • Flex w/Community 2nd Subordinate Financing (not available through Standard Correspondent Channel) LTV80-95% CLTV100%
DECLINING MARKETS	<ul style="list-style-type: none"> • CitiMortgage Declining Markets Policy applies to the LTV - Refer to Section 815 of Correspondent Manual for complete details • No LTV Reduction required on Conventional loans • CLTV is limited to 100% on all First Mortgage types when utilizing the ACCESS Second Loan • FHA LTV must be reduced by 5% except as noted below; <ul style="list-style-type: none"> • FHA Loans using CoreLogic Correspondent Validation Program (“CCVP”) and receiving a “Pass” are NOT subject to the LTV reduction portion of CitiMortgage’s Declining Market’s Policy. For more information on CoreLogic refer to Section 501 of the Correspondent Manual. • Full Appraisal is required • A second Appraisal may be required on FHA loans – see the Appraisal Section of this Term Sheet for more details
BORROWER ELIGIBILITY	<ul style="list-style-type: none"> • Determined by the First Mortgage Program selected • Non-occupying co-borrowers and Non-occupying co-signers are permitted on FHA loans only. A 1% price adjustment will be applied.

ACCESS Program Term Sheet

PROCESSES	<p><u>Eligible</u></p> <ul style="list-style-type: none"> Affordable Programs (MCM, HP, Flex): Community Lending Standard Programs: CMI Standard DU LP <p><u>Ineligible</u></p> <ul style="list-style-type: none"> Interest-Only products that are not decided by DU Flex Programs that are not decided by DU All other CMI Documentation Processes that are not listed above <p>Note: CitiMortgage will sponsor Lenders through Fannie Mae's DO/DU. Lenders are able to submit loans direct to Freddie Mac's Loan Prospector (LP) simply by setting up a Direct Access billable account with Freddie Mac. For information and sign-up instructions go to: www.loanprospector.com/signup. It is not necessary to have CitiMortgage sponsorship.</p>																								
INCOME	<p><u>Conventional Loans</u></p> <ul style="list-style-type: none"> Due to current mortgage insurance guidelines, borrowers qualifying income, (not household) may not exceed 100% of the Average Median Income (AMI) regardless of the family size, except as follows: High-cost areas as determined by Fannie Mae/Freddie Mac, not to exceed the Program Income Limit of 140% of the AMI. Properties located in a Fannie Neighbors Area are subject to the Program Income Limit of 140% of the AMI. <p><u>FHA Loans</u></p> <ul style="list-style-type: none"> Borrowers qualifying income (not household) may not exceed 120% of HUD AMI by county. To calculate the Program Income Limit for FHA First Mortgage Loans, refer to http://www.huduser.org/datasets/il.html. 																								
DOWN PAYMENT	Determined by the First Mortgage Program selected																								
INTERESTED PARTY CONTRIBUTIONS	Determined by the First Mortgage Program selected																								
SOURCE OF FUNDS	<ul style="list-style-type: none"> Determined by the First Mortgage Program selected The ACCESS Second Loan funds may be used for down payment and closing cost where allowed on the First Mortgage Program selected. <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #000080; color: white;"> <th colspan="6">ACCESS 2nd Loan Utilization</th> </tr> <tr> <th></th> <th>MCM/HP 1-Unit</th> <th>MCM/HP 2-unit</th> <th>Flexible Products</th> <th>Standard Conventional</th> <th>FHA</th> </tr> </thead> <tbody> <tr> <td>ACCESS Second Mortgage may be used to fund down payment?</td> <td>Yes</td> <td>No</td> <td>Yes</td> <td>No</td> <td>Yes</td> </tr> <tr> <td>ACCESS Second Mortgage may ONLY be used to pay closing costs, pre-paids and down payment above the required contribution?</td> <td>N/A</td> <td>Yes</td> <td>N/A</td> <td>Yes</td> <td>N/A</td> </tr> </tbody> </table>	ACCESS 2 nd Loan Utilization							MCM/HP 1-Unit	MCM/HP 2-unit	Flexible Products	Standard Conventional	FHA	ACCESS Second Mortgage may be used to fund down payment?	Yes	No	Yes	No	Yes	ACCESS Second Mortgage may ONLY be used to pay closing costs, pre-paids and down payment above the required contribution?	N/A	Yes	N/A	Yes	N/A
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ACCESS Program Term Sheet

CREDIT PROFILE-AUS DECISIONS	<p>Refer to the First Mortgage Program description in the Correspondent Manual for score requirements for manually underwritten loans.</p> <ul style="list-style-type: none"> • Approve/ Eligible DU recommendations for MyCommunityMortgage Program Loans only • All MyCommunityMortgage, Home Possible, FHA and Flex Lending parameters are to be followed except as modified by this Program Term Sheet
DOCUMENT REQUIREMENTS	<ul style="list-style-type: none"> • Defined by the Documentation Process selected • Refer to section 400 of the Correspondent Manual for Document requirements.
HOMEBUYER EDUCATION	Required only for first-time homebuyers and homebuyers qualifying with non-traditional credit
LANDLORD EDUCATION	<p>A borrower purchasing a 2-unit property must participate in a landlord education program offered by a recognized community organization prior to closing. Proof that the borrower completed the course must be documented by as follows:</p> <ul style="list-style-type: none"> • A letter from the course instructor indicating the borrower completed the course; or • A certificate of course completion.
POST-PURCHASE DELINQUENCY COUNSELING	All borrowers must execute the Borrower Authorization for Counseling form. This form authorizes CMI to share relevant account information with the MI company and/or third party counselor should the borrower become delinquent on the loan payment. The MI company and/or the third-party counselor will provide post-purchase counseling at the earliest sign of difficulty to assist in minimizing the number of potential defaults.
APPRAISAL	<ul style="list-style-type: none"> • A full interior/exterior appraisal is required. • Alternative property valuations such as APV or PIW are not permitted <p>FHA Second Appraisal Requirements--Effective for Case Numbers Assigned on or after 4/1/08 Please refer to Mortgagee Letter 2008-09 for complete details at: http://www.hud.gov/offices/adm/hudclips/letters/mortgagee/</p> <p>A second appraisal is required when:</p> <ul style="list-style-type: none"> • The loan amount, excluding UFMIP, will exceed \$417,000, and • The LTV, excluding UFMIP, is $\geq 95\%$, and • The property is in a declining market. <p>Note: CMI's declining markets list must be checked and if the property value is declining a second appraisal must be ordered at that time. If the property is not on CMI's declining markets list then a single appraisal can be ordered. However, if the appraiser, DU or LP determines that the property is in a declining market a second appraisal must be ordered at that time.</p> <p>Second Appraisal requirements:</p> <ul style="list-style-type: none"> • An FHA approved appraiser must complete the second appraisal. The lender must independently order the appraisal and must not request a second case number through FHA Connection. • If the second appraisal has an estimated value > 5% lower than the first appraisal, the lower of the two values must be used to determine the maximum mortgage allowed. • The second appraisal may be an exterior only appraisal (Form 2055) if the property is a one unit detached property. Condominiums including detached site condominiums and 2-4 unit properties are not eligible for the exterior only second appraisal.
MORTGAGE CREDIT CERTIFICATE PROGRAMS	<ul style="list-style-type: none"> • Mortgage Credit Certificate (MCC) Programs are eligible to be used in conjunction with the ACCESS program • CitiMortgage does not administer nor perform compliance review on the MCC • Lenders must be approved to participate in the applicable MCC program

ACCESS Program Term Sheet

SPECIAL PRICING	<p>In addition to the standard fees normally charged to the borrower (i.e. Appraisal Fee, Credit Report Fee, Flood Certification, Freight, Document Preparation, etc.) the following fees must also be charged unless shown as optional. If this list includes a standard fee, the amount listed below should be used.</p> <table border="1" data-bbox="496 338 1365 758"> <thead> <tr> <th data-bbox="496 338 878 380">Type</th> <th data-bbox="885 338 1127 380">Amount</th> <th data-bbox="1133 338 1365 380">Service Provider</th> </tr> </thead> <tbody> <tr> <td data-bbox="496 388 878 464">Maximum Loan Origination Fee- First Mortgage (optional)</td> <td data-bbox="885 388 1127 464">1.50% Conventional 1.00% FHA</td> <td data-bbox="1133 388 1365 464">Lender</td> </tr> <tr> <td data-bbox="496 472 878 527">Maximum Loan Origination Fee- ACCESS Second Loan (optional)</td> <td data-bbox="885 472 1127 527">1.25%</td> <td data-bbox="1133 472 1365 527">Lender</td> </tr> <tr> <td data-bbox="496 535 878 569">Review and Set Up Fee</td> <td data-bbox="885 535 1127 569">\$300 Conventional</td> <td data-bbox="1133 535 1365 569">CMI</td> </tr> <tr> <td data-bbox="496 577 878 632">Application Fee (n/a in AZ, DE, IN & PA)</td> <td data-bbox="885 577 1127 632">\$200 Conventional</td> <td data-bbox="1133 577 1365 632">NHF</td> </tr> <tr> <td data-bbox="496 640 878 716" rowspan="2">Tax Service Fee</td> <td data-bbox="885 640 1127 674">\$89 Conventional</td> <td data-bbox="1133 640 1365 716" rowspan="2">Trans America</td> </tr> <tr> <td data-bbox="885 682 1127 716">\$70 FHA</td> </tr> <tr> <td data-bbox="496 724 878 758">Life of Loan Flood Cert</td> <td data-bbox="885 724 1127 758">\$10.00</td> <td data-bbox="1133 724 1365 758">Trans America</td> </tr> </tbody> </table>	Type	Amount	Service Provider	Maximum Loan Origination Fee- First Mortgage (optional)	1.50% Conventional 1.00% FHA	Lender	Maximum Loan Origination Fee- ACCESS Second Loan (optional)	1.25%	Lender	Review and Set Up Fee	\$300 Conventional	CMI	Application Fee (n/a in AZ, DE, IN & PA)	\$200 Conventional	NHF	Tax Service Fee	\$89 Conventional	Trans America	\$70 FHA	Life of Loan Flood Cert	\$10.00	Trans America
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	\$70 FHA																						
Life of Loan Flood Cert	\$10.00	Trans America																					
FIRST LOAN PRICE ADJUSTMENTS AND DELIVERY FEES	<ul style="list-style-type: none"> • Price Adjustments vary depending on First Mortgage product utilized • Refer to CSP daily rate sheet for applicable Price Adjustments and Delivery Fees • Price Adjustments and Delivery Fees are closing costs that may be paid for with Second Loan proceeds 																						
MERS FEES	<ul style="list-style-type: none"> • \$25.00 set-up fee will be assessed for loans that are not registered through the MERS System • Loans must be registered with MERS within 24 hours of CMI's purchase notification to the Correspondent. The Correspondent must initiate the transfer of servicing and beneficial rights on the MERS System as per MERS guidelines. CitiMortgage's MERS System ID number is 1000115. 																						
LOAN FUNDING	Lenders must fund the First and Second Loans at loan closing																						
LOAN PURCHASE AND SERVICING	<ul style="list-style-type: none"> • CitiMortgage will purchase loans at a rate and price reflected on the CitiMortgage Commitment confirmation, less any price adjustments and fees, plus the applicable Service Release Premium • Second Loan will be purchased concurrently by CitiMortgage at a purchase price equal to 100% of the outstanding Second Loan principal balance, plus accrued Interest at the time of purchase • Borrowers will receive a single statement for both the First and ACCESS Second Loan 																						

**For additional CMI requirements and First Mortgage Program Descriptions,
refer to the applicable sections of the Correspondent Manual
or call CitiMortgage Special Programs at
800 967-2205, Options 1, Options 0, Options 1.**

**To contact National Homebuyers Fund or setup training for your branch/company,
call 866 643-4968.**

ACCESS Program Term Sheet

Exhibit A

FHA ACCESS loans are available in CHF Jurisdictions only. Eligible counties/cities in CA are listed below.

Eligible Counties of California (FHA ACCESS)	
Alameda	Napa
Alpine	Nevada
Amador	Placer
Butte	Plumas
Calaveras	Riverside
Colusa	Sacramento
Contra Costa	San Benito
Del Norte	San Bernardino
El Dorado	San Joaquin
Fresno* (See footnote)	San Luis Obispo
Glenn	Santa Clara* (See footnote)
Humboldt	Shasta
Imperial	Sierra
Inyo	Siskiyou
Kern	Solano
Kings	Sonoma
Lake	Stanislaus
Lassen	Sutter
Los Angeles* (See footnote)	Tehama
Madera	Trinity
Mariposa	Tulare* (See footnote)
Mendocino	Tuolumne
Merced	Ventura
Modoc	Yolo
Mono	Yuba
Monterey	
<i>*Entire County is not eligible; however specific Cities listed within the County are eligible. See below.</i>	
Fresno County (Eligible Cities)	
Clovis	Santa Clara County (Eligible cities)
Fresno	San Jose
Selma	
Tulare County (Eligible Cities)	
Los Angeles County (Eligible Cities)	
Palmdale	Tulare
	Lemoore