

**NATIONAL HOMEBUYERS FUND  
SAPPHIRE PROGRAM  
LENDER TERM SHEET – CITIBANK, N.A.**

**NOTE: For consumer inquiries regarding the Sapphire Program, please call Citi at 1-855-239-5125.**

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| <b>PROGRAM ADMINISTRATOR</b>         | National Homebuyers Fund, Inc. (NHF)   |
| <b>SERVICER</b>                      | Citibank, N.A  |
| <b>PARTICIPATING LENDERS</b>         | Lenders interested in participating in this Program must complete a Program Administrator Lender Profile, execute a Program Administrator Program Lender Agreement, and be an Approved Correspondent Lender with the Servicer.   |
| <b>DESCRIPTION</b>                   | The Program is designed to increase homeownership opportunities for low-to-moderate income individuals and families in the states of California and Nevada. Down Payment Assistance (DPA) is available in the form stated below.   |
| <b>MORTGAGE LOAN TYPES AND TERMS</b> | FHA 30-year fixed term with full amortization: <ul style="list-style-type: none"> <li>• 203(b) and 234(c); in accordance with FHA guidelines.</li> </ul>   |
| <b>AVAILABLE OPTIONS</b>             | Three (3) Options are available with the Program: <ul style="list-style-type: none"> <li>• Zero Grant Option</li> <li>• 3% Grant Option</li> <li>• 5% Grant Option</li> </ul>  |
| <b>DOWN PAYMENT ASSISTANCE</b>       | Grant Funds available from Program Administrator: <ul style="list-style-type: none"> <li>• May not exceed 3% or 5% of the First Mortgage Loan Amount</li> <li>• Proceeds may be used for down payment and/or closing costs;</li> <li>• There must be no cash back to the borrower from the Grant Fund proceeds;</li> </ul> <p>The Down Payment Assistance structure is subject to change during the course of the Program. This may include providing assistance in the form of subordinated mortgages. Program Administrator’s EIN is 42-1549314. Lenders are required to reflect Program Administrator’s EIN on HUD’s FHA Loan Underwriting and Transmittal Summary in conjunction with secondary financing assistance, grants or gifts to the borrower when the borrower is receiving an FHA First Mortgage.</p> <p>Lenders upfront the grant at closing to be reimbursed by the Servicer, on behalf of NHF, upon purchase of the Sapphire First Mortgage</p> |
| <b>BORROWER ELIGIBILITY</b>          | Borrower must meet the following requirements: <ul style="list-style-type: none"> <li>• Occupy the residence as their primary residence; non-occupant co-borrowers are not allowed.</li> <li>• Borrower income cannot exceed Program Administrator income limits for the county in which the property is located: 115% Area Median Income (AMI). Refer to <a href="http://www.nhfloan.org">www.nhfloan.org</a>.</li> </ul>   |

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|                            | <ul style="list-style-type: none"> <li>• Meet all required FHA underwriting criteria.</li> <li>• Minimum Credit Score - 640.</li> <li>• Debt-to-Income Ratio: AUS - as determined by DU/LP; Manual UW - Standard DTI Ratio of 31% / 43%; Energy Efficient Homes 33% / 45%</li> <li>• Homebuyer Education is only required if both borrowers are first-time homebuyers, or both homebuyers are qualifying with non-traditional credit. Homebuyer Education may be provided by either a HUD approved housing counseling agency, or by a Citi approved MI Company, as indicated on the Homebuyer Education Certification.</li> <li>• The U.S. Department of Housing and Urban Development (HUD) sponsors</li> </ul>   |
| <b>MAXIMUM LOAN AMOUNT</b> | The lesser of \$424,100 or maximum loan amounts permitted by HUD (excluding UFMIIP).   |
| <b>RATES</b>               | <p>Please refer to the CitiMortgage Special Programs Website for current rates at <a href="http://correspondent.citimortgage.com/SpecialPrograms/index.jsp">http://correspondent.citimortgage.com/SpecialPrograms/index.jsp</a> . Click on Programs and choose either California or Nevada.</p> <p>You may also utilize: <a href="https://nhfresportal.nhfloan.org/pub/Citi146.aspx">https://nhfresportal.nhfloan.org/pub/Citi146.aspx</a></p>   |
| <b>LOAN RESERVATIONS</b>   | <ul style="list-style-type: none"> <li>• Program Administrator shall publish the Mortgage Rate on its Reservation Portal at <a href="http://www.nhfloan.org">www.nhfloan.org</a> on behalf of Program Administrator.</li> <li>• The published Mortgage Rate is subject to change at anytime.</li> <li>• Participating Lender (“Lender”) shall register Qualifying Mortgage Loans (“QML”) using the Reservation Portal.</li> <li>• In order to access the Reservation Portal, Lender shall obtain a “User ID” from the Administrator. In order to obtain a “User ID”, Lender must complete a Program Administrator Lender Profile, execute a Program Administrator Program Lender Agreement, and be an Approved Correspondent Lender with the Servicer. The Administrator shall email a “User ID” and “Password” to Lender per Lender instructions.</li> <li>• The Reservation Portal will identify whether a loan registration initially qualifies as a QML based on Income and Credit Score Limits provided by the Lender, and provide electronic confirmation (Reservation Confirmation) of the registration to the Lender.</li> <li>• Modifications to a reservation will require approval from the Administrator.</li> <li>• The Reservation Confirmation is valid for 60 days. The Mortgage Loan must be funded by Servicer within 60 days of reservation. The Reservation Confirmation must be submitted with the Mortgage Loan File to Servicer for purchase.</li> <li>• Lender may cancel the loan registration via the Reservation Portal, which will provide electronic confirmation of cancellation to Lenders. The Program Administrator reserves the right to implement a cancellation fee upon the Lender should there be excessive cancellations by a lender.</li> <li>• If a Lender cancels a loan, lenders may re-register the loan only after 30 calendar days from cancellation date via the Reservation Portal.</li> <li>• Lender automatically reserves funds for Down Payment Assistance at the time of</li> </ul> |

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|                                   | <p>loan registration via the Reservation Portal.</p> <ul style="list-style-type: none"> <li>• The Reservation Portal may be accessed Monday through Friday between 9:00 AM and 4:00 PM PST.</li> <li>• An extension to a reservation will require approval from the Administrator and will be subject to market conditions. The Administrator may choose to charge Lenders for relocks and extensions</li> </ul>   |
| <b>FEES AND POINTS</b>            | <p>Participating Lender should refer to Servicer Website for guidelines at: <a href="http://correspondent.citimortgage.com/SpecialPrograms">http://correspondent.citimortgage.com/SpecialPrograms</a>.</p>   |
|                                   | <p>Fees and Points Lender charges Borrower:</p> <ul style="list-style-type: none"> <li>• Origination Fee: up to 1.50%</li> <li>• Discount Points are not permitted</li> <li>• Participating Lender may charge customary and reasonable closing costs and fees with full disclosure in accordance with FHA and federal, state and local laws and regulations</li> </ul> <p>Fees to Servicer from Lender (Servicer nets at purchase):</p> <ul style="list-style-type: none"> <li>• Funding Fee: \$200</li> <li>• Tax Service Fee: \$70</li> <li>• Flood Certification Fee: \$10</li> </ul> <p>Funds to Lender from Servicer at Loan Purchase:</p> <ul style="list-style-type: none"> <li>• 100% of the outstanding principal amount of the loan</li> </ul>   |
| <b>LOAN DELIVERY AND PURCHASE</b> | <ul style="list-style-type: none"> <li>• Participating Lender should refer to Servicer Website for loan delivery and purchase guidelines as well as customer contact information at: <a href="http://correspondent.citimortgage.com/SpecialPrograms">http://correspondent.citimortgage.com/SpecialPrograms</a>.</li> <li>• The Reservation Confirmation from Program Administrator must be submitted with the mortgage loan file. Servicer shall not purchase a Mortgage Loan without the Reservation Confirmation.</li> <li>• A fee of up to 6% of the loan amount will be charged to lenders for closed loans that are not delivered to the Servicer for purchase, or are not eligible for purchase by the Servicer. Lenders with excessive non-deliveries will be prohibited from participating in the Program Administrator Sapphire Program.</li> </ul> |