



Ownership & Economic Opportunity for All



Expanding Homeownership through Self-Help Credit Union's Secondary Market Program Bulk Loan Purchase Program

To help make homeownership a reality for more people in the US, Self-Help is partnering with other lenders to provide affordable mortgages to home buyers.

Our partners include smaller lenders and community development financial institutions, as well as nationwide banks.

Through Self-Help's Secondary Market Program, our lending partners make mortgage loans to low-to-moderate income borrowers, including first-time home buyers; we then purchase the loans, enabling our partners to make additional loans and increase their impact.

Key Product Parameters

- No geographic restrictions
- Mortgage insurance not required
- Retained or released servicing

Desired Loan Steps

CRA	Non-CRA
CRA Designated Income Areas/Borrowers	Jumbos, Medical, Second Homes
Purchase	Purchase, Refinance
Fixed Rate, Conventional	Fixed Rate, Conventional
Retail Originated	Retail Originated, No "scratch and dent", No re-performing
100% LTV Maximum	97% LTV Maximum
43% DTI Maximum	45% DTI Maximum
620 FICO Minimum	680 FICO Minimum
No non-warrantable condos	No manufactured housing; no non-warrantable condos

For more information, contact Mike.Bauders@self-help.org



Desired Loan Stips (continued)

- \$25 million minimum pool size
- Mortgage insurance not required
- Geographies: Nationwide, prefer CA, FL, IL, NC, SC, VA, WI
- No 30+ delinquency in the past 12 months.
- Pre-Purchase Quality Control/Due Diligence:
 - Due diligence/quality control reviews on a sample of electronically delivered loan origination files, servicing files, and payment histories.
 - Review applicable product guidelines.
 - As needed, servicing policies and procedures, most recent audited financials, internal quality control procedures and findings, regulatory findings, resumes of principals and permission for a site visit.

Data Delivery

- The initial tape for evaluation and bidding should be submitted to Self-Help using secure file transmission.
- Upon purchase, the lender should submit to Self-Help a ULDD or equivalent file.

Servicing

- Servicer will be determined following discussions with lender. Will be one of two options:
 - 1) Self-Help is the servicer, using a sub-servicer (servicing is transferred concurrently with the sale);
 - or 2) the lender retains servicing. In the case of option 2, lender/servicer is responsible for sending Self-Help monthly servicing reports, as specified by Self-Help.
- BB&T is the Document Custodian; Self-Help requires all collateral documents to be forwarded to BB&T within 90 days of purchase

