

## Appendix F

### Other Mortgage Refinance and Assistance Programs

# PRODUCTS AND SERVICES

LENDER OR AGENCY	CONTACT	GEOGRAPHY, INCOME LIMITS LOAN OR SERVICE	PARAMETERS
Bank of America	Kevin Moran 203-881-7550	Connecticut =<80% AMI or LICT LOAN: Community Commitment	FRM fully amortizing and/or IO 30-40 year term  Not per se a rescue product. No minimum FICO, purchase or LCOR Net rental qualifying on 2-4 o/o. Undocumented and border income allowed HBE required.
Consumer Credit Counseling Div of Money Management	Diane Mull 203-389-6462	Connecticut No limits SERVICE: Counseling/Education	None  Counseling and education; debt management; budgeting Is a HUD counseling agency
Countrywide Home Loans	various 888-995-HOPE	Connecticut No limits SERVICE: HOPE HOTLINE	Nat'l call center community advocacy team in partnership with Homeownership Preservation Foundation  Call center will do intake and make local referral. If loan is CW loan, depending on investor, company will make loss mit adjustments. If loan can be refinanced, will use existing products to do so.
Delta Funding	Kristoffer Mailepors 1-866-222-8878	Connecticut No limits LOAN: SE No Income Check	to 100% LTV

**LENDER OR AGENCY**

**GEOGRAPHY, INCOME LIMITS  
LOAN OR SERVICE**

**CONTACT**

**PARAMETERS**

Delta Funding

Kristoffer Mailepors  
1-866-222-8878

Connecticut  
No limits

Several Options: full doc standalone to 100% LTV w/600 credit score; 80/20 combo to 580 score; scores under 500 with A+

LOAN: Subprime Options

open Chapter XIII to 90 COR; wage earner stated income to 90T, net rental to 75 LTV, forbearance allowed to 80% LTV, open consumer counseling to 100% LTV; to 40 or 50yr stepped loan to 100%

Dept of Veteran's Affairs  
Loan Guaranty Division

New England and New York  
Vets Only

100% sales or appraisal (lower of)  
1-3-5-7-9 ARM, 30 FRM, VA Funding Fee, No MI, no minimum

800-827-6311

LOAN GUARANTY

Guaranty to \$417KK purchase, \$144K refi, streamlined refi for rate-term with no loan limit. 1-4 o/o condo, manufactured; can be assumed. VA will work with lender if vet in default; deed, short sale, rewrite, other options possible.

Family Services  
Woodfield

Greater Bridgeport  
< 80% AMI  
LOAN: Bridgefund

To \$2000 interest free up to 18 months

Designed to help families in danger of homelessness through eviction or foreclosure. No credit requirements. Mandatory budget counseling. Verifiable source of income required. Ability to repay loan required.

local lenders  
1-800-732-6643

Connecticut  
see originator  
LOAN: Flex 97, Flex 100

1-u o/o only; FRM 15-40 yr, 5/1, 7/1, 10/1 ARMs, IO feature allowed;

Borrower choice of \$500 own funds of 3% flexible sources for downpayment and closing costs; automated underwriting only; will accept a "refer with caution" finding at LLPA.

local lenders  
1-800-732-6643

Connecticut  
see originator  
LOAN FEATURE: TPR

Feature of Expanded Approval product that provides automatic rate reduction after 24 consecutive timely payments.

Timely Payment Rewards: FRM only 15-20-30 yr terms; 1-2 unit only; pur LCOB, COR for 1-u; no COR on 2-u; see Expanded Approval for general guidelines.

<b>LENDER OR AGENCY</b>	<b>CONTACT</b>	<b>GEOGRAPHY, INCOME LIMITS LOAN OR SERVICE</b>	<b>PARAMETERS</b>
Fannie Mae	local lenders 1-800-732-6643	Connecticut see originator LOAN: Expanded Approval	to 100% LTV w/\$500 borrower funds; downpayment depends on LTV and occupancy; 1-2 u only; pur, LCOB, COR, FRM 15-automated underwriting only; no subordinate financing if CLTV >95%
Fannie Mae	Local Lenders 1-800-732-6643	Connecticut see originator LOAN: MyCommunity Mortgage	Pur or LCOB, 5/1, 7/1, 10/1 and FRM to 40 yr terms; no borrower contribution for 1u; 3% 2u, 5% 3-4u; cash on hand for Automated UW or 620/43% if manual; border income okay, 2-1 okay on 1u; no reserves on 1u
Fannie Mae	Local Lenders 1-800-732-6643	Connecticut see originator Loan Feature: HomeStay	12 mo clean credit; 1-u o/o no payoff on outstanding collections; up to 40 yr terms; Not a product; enhancements to Expanded Approval and MyCommunity Mortgage to assist those with resetting subprime loans who are not yet in trouble. Requires attendant HBE.
Freddie Mac	1-800-Freddie	Connecticut No limits LOAN: IO Fixed Mortgage	30 year amortization with 10/20 or 15/15 terms. Max LTV/CLTV 95/100 Full appraisal required; automated underwriting only; 1-u condo and PUD; purchase, NCR or COR; qualification on interest only amount
Freddie Mac	1-800-Freddie	Connecticut No limits LOAN: Alt 97	purchase, NCOB, 15-40 FRM 3% down from non traditional sources, 90-97% LTV; to 100% CLTV with affordable 2nd; 1- for borrowers with good credit but limited savings. AUS or manual underwrite; 700 credit if manual underwrite, DTI 33-36%, no reserves required.

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Freddie Mac	1-800-Freddie	Connecticut No limits LOAN: Freddie 100	15-40 yr FRM 97.01-100% LTV 103T CLTV, purchase NCOR; 1-unit only 3% borrower funds in transaction may be gifted by relative; AUS accept or manual underwrite with 700 credit score, no bankruptcy or foreclosure in past 7 yrs, 2 mos reserve, 41 DTI.
Freddie Mac	1-800-Freddie	Connecticut No limits LOAN: 40 year FRM Feature	Feature available with Home Possible, Freddie 100, Alt 97 and A-minus Allows borrowers to lower monthly terms. Available for purchase, NCO and CO refi, 1-4 o/o, 2nd homes and investor properties. AUS or manual underwriting.
Freddie Mac	1-800-Freddie	Connecticut see originator LOAN: Home Possible 97	purchase and NCO refi; 1-4 unit properties; to 105 CLTV; community seconds okay; O/O only; no contribution for 1-u, 3% 15-40 yr FRM, 5/1, 7/1, 10/1 CMT and LIBOR ARMs. AUS or score 600 (1-u) 620 (2-u) 660 (3-4 u) and 43 DTI (all manually underwritten). Mortgage credit certificates eligible under conditions. Rental income on 1-4 okay.
Freddie Mac	1-800-Freddie	Connecticut see originator LOAN: Home Possible 100	to 105 CLTV, purchase and NCO refi; A- allowed, community seconds allowed; reserves not required; no down-payment No FTB requirement; FRM to 40 years; 5/1-7/1-10/1 CMT and LIBOR ARMs; SFR O/O only manual underwrite needs 620 credit and 43 DTI; rental income allowed (1-u only); borrower disclosure on delinquency
Freddie Mac	1-800-Freddie	Connecticut No limits LOAN: A-Minus Mortgage	For borrowers with slightly blemished credit who can bring credit current, or high DTI. 1-4 unit o/o, 2nd homes, 1-4 unit n/o/o in certain circumstances. Purchase and NCO or CO refi. 15-40 year FRM, 7 yr balloon or reset loans. To two 30-59 dy lates in prior 12 months on mortgage.

<b>LENDER OR AGENCY</b>	<b>CONTACT</b>	<b>GEOGRAPHY, INCOME LIMITS LOAN OR SERVICE</b>	<b>PARAMETERS</b>
HUD/FHA	John Ertle 860-240-9728	Connecticut loan limits (see below) FHA MI: 203K Rehab Product	Rehab for pur/refi, FRM or hybrid ARM; min \$5K in rehab; no upfront MI premium; minimum energy efficiency and structural home must be >1 year old; net proceeds escrowed to pay for renovation. No consultant required. May be used for modernization, elimination of health and safety hazards, well/septic, roofs etc., disability access, energy efficiency, etal.
HUD/FHA	John Ertle 860-240-9728	Connecticut loan limits (see below) FHA MI: NCO Refi	30 yr FRM, hybrid ARM to 97% LTV; to \$500 cash back; finance closing costs; assumable; no prepayment penalty; No 12-month on-time payment requirement; late charges and escrow shortages may be included in loan amount; P&I may increase 20% over prior P&I Payment; 1-2 unit only
HUD/FHA	John Ertle 860-240-9728	Connecticut loan limits (see below) FHA MI: Cash Out Refi	30 yr FRM or Hybrid ARM to 95% LTV, 1-2 u only; borrower contribution may include gifts; no min FICO, low closing costs; borrower must be in residence 12 mos prior; no lates in previous 12 mos; subordinate loans allowed; loan limits between \$200,160 and \$362,790 depending on geography;
HUD/FHA	John Ertle 860-240-9728	Connecticut none FHA MI: HECM	borrowers > age 62, o/o only, no income or credit limits, financed closing costs, 1-4 u and HUD-apvd condos counseling required; loan amount varies with borrower age and appraisal. HECM pays borrower in one of 5 formats as long as they remain o/o.
HUD/FHA	John Ertle 860-240-9728	Connecticut loan limits (see below) FHA MI: Condo loans	FRM or ARM, pur/refi, min 3% downpayment, loans up to 30 year term 4-unit minimum, 51% o/o required, o/o only, Closing costs can be financed. No minimum contribution from borrower. Loan limits \$200,160-\$362,790 depending on location.

**LENDER OR GEOGRAPHY, INCOME LIMITS  
PARAMETERS**

**LOAN OR SERVICE**

**CONTACT**

**AGENCY**

HUD/FHA	John Ertle 860-240-9728	CT loan limits (see below) FHA MI: ARMS	1, 3, 5, 7, 10 yr hybrid ARM with 1/5 or 2/6 caps; loans 1-4 97.75% LTV; no minimum FICO, pur/refi, streamlined refi;  Loan is fully assumable. Closing costs can be financed. No minimum contribution from borrower. Loan limits \$200,160-\$362,790 depending on location.
HUD/FHA	John Ertle 860-240-9728	CT loan limits not income limits (see FHA MI: 30 yr FRM)	loans 1-4 97.75% LTV; no minimum FICO, pur/refi, streamlined refi; financed MIP  Loan is fully assumable. Closing costs can be financed. No minimum contribution from borrower. Loan limits \$200,160-\$362,790 depending on location.
Neighborhood Housing Services of New Britain	Kyle Anderson 860-224-2433	New Britain NHS Service Area No limit LOAN: Mortgage Rescue Program	Rate and term set at approval, up to 15 year term. IO until loan begins to amortize; deferred amortization until all funds Secured by mortgage. Client must work with HUD counselor, must be =>3 mos in arrears. Requires evidence of ability to resume payments. 1-3 unit o/o properties. Specific reasons for delinquency. Verifiable income required.
Neighborhood Housing Services of New Haven	Jim Paley 203-562-0598	Greater New Haven =< 80% AMI LOAN: Rescue Loan Product	to \$10,000, one-half to bring mortgage current, one half to subsidize for 1 year to help get back on track.  Credit counseling required. Verifiable income and ability to come current required. No repayment or interest due til refi or subordination.
Neighborhood Housing Services of New Haven	Jim Paley 203-562-0598	Greater New Haven No limits SERVICE: Mortgage Sourcing	49/49 ratios; reduced downpayment, to 100% LTV 1u, 1-4 o/o  Homeownership Center sources lenders and NHS of America to assist those who cannot obtain conventional financing. Counseling required. O/o only.

**LENDER OR AGENCY**

Webster Bank

**CONTACT**

Joanne Omara  
(860) 378-3555

**GEOGRAPHY, INCOME LIMITS**

**LOAN OR SERVICE**

Central Cities in CT

none in LMI tracts; HUD in non-

LOAN: HOPE

**PARAMETERS**

purchase only (refi apvl pending); 30 yr FRM, 7/1 ARM, o/o 1-4  
90-100% LTV, no MI, no min Fico, net rental, non-traditional

no 30 day lates in last 6 mos; no jmts in last 12 mos; insured  
med collections okay, disputes okay, payment plans okay.

NOTE: Refinances not currently allowed. Lender is in process  
of receiving approval for refinances.