



## FIRST LOAN INTEREST RATES / LOAN RESERVATIONS

- Hilltop Securities Inc. will post First Mortgage interest rates by 9:30 a.m. ET daily. Current rates and resources can be found at the following website: <https://lender.communitiesfirstohio.com>
- The reservation window will be available from 9:30 a.m. to 7:00 p.m. ET Monday through Friday except for holidays and certain days when the financial markets are closed.
- All loans must be delivered and purchased by TMS within 60 days of rate lock.

A onetime extension can be purchased before closing at the following rates: 15 days is 0.12500% and 30 days is 0.25000% of the total loan amount. Any additional extensions will be assessed at loan purchase by TMS. All extension fees will be netted out of loan purchase price.

## DOWN PAYMENT ASSISTANCE

- The down payment assistance is in the form of a non-repayable gift and is based on the total first mortgage loan amount. (Certain options may not always be available depending on the market)

Government Loans	
Minimum FICO Score	DPA Assistance Available
620	3.0%, 4.0% or 5.0%

- The funds may be used to fund up to 100% of the Borrower's cash requirement to close, including the down payment, closing costs, pre-paid items and other related Mortgage Loan fees and expenses. No portion of the gift funds can be paid to the Borrower unless the Borrower is being reimbursed for an overage of his/her earnest money deposit to the extent the minimum Borrower contribution has been satisfied. Principal reduction is allowed. The lender must receive a compliance approval from the Compliance Agent, Hilltop Securities Inc. in order to be eligible for purchase by the Servicer.
- **NOTE:** DPA may not be used to pay the difference between the sales price and appraised value if the sales price is higher (gap financing).

## INCOME LIMITS

- 115% AMI -- Based on Credit Qualifying (1003) Income of the Mortgagors, not household income.
- FHA, VA, USDA-RD - The borrower's qualifying income must not exceed Program Income Limits.
- Limits are listed in Exhibit A attached hereto.

**Lenders will be responsible for ensuring that the income meets program guidelines.**

## BORROWER ELIGIBILITY

- Borrower does NOT have to be a First-Time Homebuyer
- Determined by the First Mortgage Program selected.
- Non-occupying co-signors **ARE** permitted.
- Non-occupying co-borrowers are **NOT** permitted.

## PURPOSE/TRANSACTION TYPE

- Purchase money ONLY on Primary Owner-Occupied Residence

PROPERTY TYPE	<p><u>Allowed:</u></p> <ul style="list-style-type: none"><li>• 1- 2 Unit primary residence</li><li>• Owner occupied duplexes</li><li>• Condominiums</li><li>• Townhomes and PUDs</li></ul> <p><u>Not Allowed:</u></p> <ul style="list-style-type: none"><li>• Rental homes</li><li>• Cooperative housing</li><li>• Homes used as investment properties</li><li>• Recreational, vacation or "second" homes</li><li>• Motor homes, campers and similar vehicles</li><li>• Manufactured Housing</li></ul>									
UNDERWRITING/CREDIT SCORE/DTI	<table><tr><th>Product</th><th>Minimum FICO Score</th><th>DTI</th></tr><tr><td>All Government Loans</td><td>620</td><td>No DTI restriction with Approved/Accept AUS</td></tr></table> <ul style="list-style-type: none"><li>• Lenders are responsible for credit underwriting decisions on all Government Mortgage Loans originated under the Program. Mortgage Loans must be underwritten to the standards of the applicable loan type.</li><li>• Mortgage Loans may be underwritten through an Automated Underwriting System ("AUS"), Fannie Mae's Desktop Underwriter ("DU"), Freddie Mac's Loan Prospector ("LP"), Rural Housing Guaranteed Underwriting System ("GUS") or manually underwritten according to the criteria established for the applicable loan product.</li></ul>	Product	Minimum FICO Score	DTI	All Government Loans	620	No DTI restriction with Approved/Accept AUS			
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MANUAL UNDERWRITING	<ul style="list-style-type: none"><li>• Loans may only be manually underwritten* for erroneous, inaccurate, or insufficient credit per agency guidelines. Loans must comply with the requirements of the manual guidelines per the selected product. If the Housing Finance Agency, TMS, or loan program agency requires more in reserves than listed below; the greater number of months must be used.</li></ul> <table><tr><th>Loan Product</th><th>Minimum FICO</th><th>Required Reserves</th></tr><tr><td>USDA</td><td>620</td><td>2</td></tr><tr><td>VA</td><td>620</td><td>2</td></tr></table> <ul style="list-style-type: none"><li>• USDA - Manual underwriting is acceptable with USDA Conditional Commitment</li><li>• VA - Manual UW with DTI greater than or equal to 50% requires three acceptable compensating factors to be listed on VA loan Analysis. Refer to VA Lender Handbook Chapter 4.10.d for list of acceptable compensating factors.</li><li>• <b>Exception:</b> If a Borrower has NO Credit Score, Alternative Credit can be used for manual underwriting of the loan application. Borrower must have 2 months PITIA reserves after closing.</li></ul> <p>*FHA not allowed</p>	Loan Product	Minimum FICO	Required Reserves	USDA	620	2	VA	620	2
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USDA	620	2								
VA	620	2								
LTV	LTV determined by the First Mortgage Program selected.									
DOWN PAYMENT	Gift proceeds may fund up to 100% of the homebuyer's cash to close with no required minimum contribution from the borrower's own funds.									

Program Summary –Revised May 23, 2025

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INTERESTED PARTY CONTRIBUTIONS	Determined by the First Mortgage Program selected.																								
HOMEBUYER EDUCATION	Recommended, but not required. Please refer to First Mortgage Program guidelines.																								
APPRAISAL	A full interior/exterior appraisal is required and must comply with First Mortgage program appraisal guidelines.																								
ALLOWABLE FEES/LENDER COMPENSATION	<p>In addition to the standard fees normally charged to the borrower and determined by the lender (i.e., Appraisal Fee, Credit Report Fee, Flood Certification, Freight, Underwriting, Document Preparation, etc.) the following fees should also be included*. Origination charges are allowed according to Agency Guidelines. Please list fees in accordance with TRID guidelines on the LE/CD but <b>do not make them payable to TMS</b>. The <b>TMS</b> fees will be netted out of the loan purchase price. <a href="#">TMS Quick Reference Guide - Fees</a></p> <table><tr><th>Fee Type</th><th>Amount</th><th>Service Provider</th></tr><tr><td>Loan Origination (optional)</td><td>Usual and Customary</td><td>Lender</td></tr><tr><td>Funding*</td><td>\$319</td><td>Lender Fee to TMS</td></tr><tr><td>Tax Service*</td><td>\$80</td><td>Lender Fee to TMS</td></tr><tr><td>Fraud Prevention**</td><td>\$20</td><td>Lender Fee to TMS</td></tr><tr><td>Flood Life of Loan***</td><td>\$15</td><td>Lender Fee to TMS</td></tr><tr><td>Code Compliance*</td><td>\$225</td><td><sup>1</sup>Hilltop Securities, Inc.</td></tr><tr><td>Service Release Premium (paid at loan purchase)</td><td>1.5% or 2.5% of total loan amount, minus fees</td><td>TMS to Lender</td></tr></table> <p><sup>1</sup> Compliance review fee should not be sent from Title but rather netted back to Lender for ACH payment through <i>HilltopPay</i>.</p> <p>** If not included with the submission</p> <p>*** If not ServiceLink or CoreLogic Flood Cert)</p>	Fee Type	Amount	Service Provider	Loan Origination (optional)	Usual and Customary	Lender	Funding*	\$319	Lender Fee to TMS	Tax Service*	\$80	Lender Fee to TMS	Fraud Prevention**	\$20	Lender Fee to TMS	Flood Life of Loan***	\$15	Lender Fee to TMS	Code Compliance*	\$225	<sup>1</sup> Hilltop Securities, Inc.	Service Release Premium (paid at loan purchase)	1.5% or 2.5% of total loan amount, minus fees	TMS to Lender
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MERS ASSIGNMENTS	Lender may use MERS to register and assign the First Mortgages to TMS: <u>1004925</u>																								
LOAN FUNDING & CLOSING	Lenders must fund the First Mortgage Loans at loan closing. In addition, Lenders fund the grant at closing, on behalf of the Port, and will be reimbursed upon purchase of the loan by TMS.																								
LOAN PURCHASE AND SERVICING	<ul style="list-style-type: none"><li>TMS will purchase the first mortgage loan at a rate and price reflected on the Mortgage Commitment confirmation, less any fees, plus the applicable Service Release Premium.</li><li>All loans will be sold to TMS and documents should be electronically submitted via <a href="https://correspondent.themoneysource.com/">https://correspondent.themoneysource.com/</a> for compliance review. <u>No paper files will be accepted.</u></li></ul> <p style="text-align: center;"><a href="mailto:Support@TheMoneySource.com">Support@TheMoneySource.com</a> Phone: (623) 304-0304</p>																								
QUESTIONS	<p>If you have additional questions, please contact Hilltop Securities Inc.</p> <p style="text-align: center;"><a href="mailto:htshousing@hilltopsecurities.com">htshousing@hilltopsecurities.com</a> Phone: (214) 953-4176</p>																								

**2025 Income Limits (5/23/25) – Government Loans (115% AMI)**

<b>County Name</b>	<b>Any Family Size</b>		<b>County Name</b>	<b>Any Family Size</b>
ADAMS	\$110,860.00		LICKING	\$125,350.00
ALLEN	\$110,860.00		LOGAN	\$110,860.00
ASHLAND	\$110,860.00		LORAIN	\$114,310.00
ASHTABULA	\$110,860.00		LUCAS	\$110,860.00
ATHENS	\$110,860.00		MADISON	\$125,350.00
AUGLAIZE	\$117,645.00		MAHONING	\$110,860.00
BELMONT	\$110,860.00		MARION	\$110,860.00
BROWN	\$110,860.00		MEDINA	\$114,310.00
BUTLER	\$128,570.00		MEIGS	\$110,860.00
CARROLL	\$110,860.00		MERCER	\$117,645.00
CHAMPAIGN	\$110,860.00		MIAMI	\$110,860.00
CLARK	\$110,860.00		MONROE	\$110,860.00
CLERMONT	\$128,570.00		MONTGOMERY	\$110,860.00
CLINTON	\$110,860.00		MORGAN	\$110,860.00
COLUMBIANA	\$110,860.00		MORROW	\$125,350.00
COSHOCTON	\$110,860.00		MUSKINGUM	\$110,860.00
CRAWFORD	\$110,860.00		NOBLE	\$110,860.00
CUYAHOGA	\$114,310.00		OTTAWA	\$120,635.00
DARKE	\$110,860.00		PAULDING	\$110,860.00
DEFIANCE	\$110,860.00		PERRY	\$110,860.00
DELAWARE	\$125,350.00		PICKAWAY	\$125,350.00
ERIE	\$110,860.00		PIKE	\$110,860.00
FAIRFIELD	\$125,350.00		PORTAGE	\$115,345.00
FAYETTE	\$110,860.00		PREBLE	\$110,860.00
FRANKLIN	\$125,350.00		PUTNAM	\$124,085.00
FULTON	\$110,860.00		RICHLAND	\$110,860.00
GALLIA	\$110,860.00		ROSS	\$110,860.00
GEAUGA	\$114,310.00		SANDUSKY	\$110,860.00
GREENE	\$110,860.00		SCIOTO	\$110,860.00
GUERNSEY	\$110,860.00		SENECA	\$110,860.00
HAMILTON	\$128,570.00		SHELBY	\$111,090.00
HANCOCK	\$110,860.00		STARK	\$110,860.00
HARDIN	\$110,860.00		SUMMIT	\$115,345.00
HARRISON	\$110,860.00		TRUMBULL	\$110,860.00
HENRY	\$111,550.00		TUSCARAWAS	\$110,860.00
HIGHLAND	\$110,860.00		UNION	\$147,430.00
HOCKING	\$110,860.00		VAN WERT	\$110,860.00
HOLMES	\$110,975.00		VINTON	\$110,860.00
HURON	\$110,860.00		WARREN	\$128,570.00
JACKSON	\$110,860.00		WASHINGTON	\$110,860.00
JEFFERSON	\$110,860.00		WAYNE	\$110,860.00
KNOX	\$110,860.00		WILLIAMS	\$110,860.00
LAKE	\$114,310.00		WOOD	\$110,860.00
LAWRENCE	\$110,860.00		WYANDOT	\$110,860.00