Communities First™
Down Payment Assistance for Ohio

PROGRAM SUMMARY – CONVENTIONAL FREDDIE MAC LOANS

HOUSING FINANCE AGENCY/PROGRAM SPONSOR	The Port – Cincinnati (cincinnatiport.org)	
DESCRIPTION	• The Communities First - Ohio program provides first mortgage financing and down payment/closing cost assistance to eligible mortgagors. The down payment/closing cost assistance is in the form of a non-repayable gift to the borrower. The program is created to fulfill Communities First - Ohio mission to provide housing opportunities to low- to moderate- income individuals and families. • This Program Summary is a complement to and not a substitute for First Mortgage Program guidelines. • Freddie Mac HFA Advantage guidelines apply except as modified by this program summary for the purpose of this program only.	
AVAILABLE MARKETS	Properties located within the State of Ohio	
ELIGIBLE LENDERS	Lenders must be approved by The Money Source ("TMS") to participate in the Communities First Ohio Program. Interested lenders should contact HFAPrograms@TheMoneySource.com or call (623) 304-0304. ***Third party Originations are allowed through an approved TMS Lender***	
MASTER SERVICER & COMPLIANCE AGENT	**Master Servicer** The Money Source 3138 E. Elwood Street Phoenix, AZ 85034 Support@TheMoneySource.com	**Program Administrator/Compliance Agent** Hilltop Securities Inc. 717 N. Harwood Street, Suite 3400 Dallas, TX 75201 (214) 953-4176 htshousing@hilltopsecurities.com
FIRST MORTGAGE PRODUCTS	**Product** — **Amortization Terms** • **Freddie Mac** ◊ HFA Advantage Program up to 97% LTV — 30 years ◊ CLTV not to exceed 105% The CLTV includes any subordinate liens. Please refer to Freddie Mac for the Affordable Seconds requirements if utilizing additional funding sources.	

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)

Freddie Mac HFA Advantage	
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, upfront borrower paid Mortgage Insurance 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 and any pre-paid expenses, to the extent the minimum Borrower contribution has been satisfied, if any. Principal reduction is allowed. Grant Assistance may be used to lower LTV to 95.00%.
- 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).
- The lender must receive a compliance approval from the Compliance Agent, Hilltop Securities Inc., in order for the loan to be eligible for purchase by the Servicer.
- Lenders fund the grant at closing, on behalf of the Port, and will be reimbursed upon purchase of the loan by TMS.

Income Limits/Features

Feature	Under 80% AMI	Over 80% AMI
Rate	Lower Interest Rate	Slightly Higher Interest Rate
Mortgage Insurance	Reduced Charter-Level	Standard Mortgage Insurance
Assistance Amount	3%, 4%, or 5%	3%, 4% and 5% (as rates permit)

- The loan qualifying income of the Mortgagor's must not exceed Program Income Limits.
- Income 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-borrowers and co-signors **ARE** permitted.
PURPOSE/TRANSACTION TYPE	• Purchase money on Primary Owner-Occupied Residence
PROPERTY TYPE	Allowed: • 1 - 2 Unit primary residence • Owner occupied duplexes (Max. 95% LTV/105% CLTV) • **2 Unit Properties – borrower must contribute a minimum of 3% of their own funds** • Condominiums up to 97% LTV • Townhomes and PUDs Not Allowed: • Rental homes • Cooperative housing • Homes used as investment properties • Recreational, vacation or "second" homes • Motor homes, campers and similar vehicles • Manufactured Housing The occupying borrower(s) must not have an ownership interest in more than two financed residential properties including the subject property as of the note date.
UNDERWRITING/CREDIT SCORE/DEBT RATIO	**Freddie Mac HFA Advantage Loans – must have an LPA Eligible/Accept and meet all other** guidelines listed in this Program Summary. **(DU decisions will not be allowed)** See table below.
MANUAL UNDERWRITING	• No manually underwritten loans are allowed for the Freddie Mac HFA Advantage loan.
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.
INTERESTED PARTY CONTRIBUTIONS	• Determined by the First Mortgage Program selected.
HOMEBUYER EDUCATION	Homebuyer education is required if all borrowers are first-time homebuyers; at least one borrower must complete a pre-purchase homebuyer education course **BEFORE** the Note Date. Purchase of a duplex requires at least one qualifying borrower to participate in a landlord education program **BEFORE** the Note Date. Homeownership and landlord education programs may use different formats and require different lengths of time to complete. The following are guides: • Programs provided by mortgage insurance companies, HUD-approved counseling agencies, Housing Finance Agencies (HFAs) or Community Development Financial Institutions (CDFIs)

Product	Minimum FICO Score	DTI
Freddie Mac HFA Advantage	620	No DTI restriction with LPA Eligible/Accept

- Programs that meet the standards of the National Industry Standards for Homeownership Education and Counseling (www.homeownershipstandards.org)
- As an alternative to the programs listed above, Freddie Mac's free homeownership education curriculum, CreditSmart Homebuyer U, meets the homeownership education requirements.

Lender must retain a copy of the certificate of course or counseling completion in the loan file.

APPRAISAL

A full interior/exterior appraisal is required and must comply with First Mortgage program appraisal guidelines.

ALLOWABLE FEES/LENDER COMPENSATION

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 **do not make them payable to TMS**. The **TMS** fees will be netted out of the loan purchase price. **TMS Quick Reference Guide - Fees**

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	[1]Hilltop Securities, Inc.
Service Release Premium (paid at loan purchase)	1.5% or 2.5% of total loan amount, minus fees	TMS to Lender

[1] Compliance review fee should not be sent from Title but rather netted back to Lender for ACH payment through *HilltopPay*.

** If not included with the submission
*** If not ServiceLink or CoreLogic Flood Cert)

MORTGAGE INSURERS

The following MI Companies are approved: Arch, Essent, Genworth/Enact, MGIC, Radian, and National.

MI rates, pricing, and guidelines may differ among the participating Mortgage Insurers and are subject to change. Lenders should consult the current Housing Finance Agency MI guidelines at each MI company to determine the terms and conditions by which such loans will be insured. **These Program Guidelines do not supersede, nor are they a substitute for, the guidelines in place with each Mortgage Insurer at the time the loan is underwritten.**

MORTGAGE INSURANCE/ COVERAGE AMOUNT	<table><tr><th rowspan="2">LTV Range</th><th colspan="2">Coverage Amount</th></tr><tr><th>Under 80% AMI</th><th>Over 80% AMI</th></tr><tr><td>**>95% and < = 97%**</td><td>18%</td><td>35%</td></tr><tr><td>**>90% and < = 95%**</td><td>16%</td><td>30%</td></tr><tr><td>**>85% and < = 90%**</td><td>12%</td><td>25%</td></tr><tr><td>**>80% and < = 85%**</td><td>6%</td><td>12%</td></tr></table> **Payment Options All LTV's:** • Borrower Paid – monthly with annual renewal • Single Premium • Lender-paid monthly mortgage insurance option is not allowed • Financed MI is allowed, however there is a gross LTV cap of 97%, which includes the financed MI amount **See Freddie Mac guidelines for more information -** Freddie Mac Section 4701.1 and Freddie Mac Section 4701.2
MI ACTIVATION	Lender is responsible for activating any MI policy and remitting any MI payments due to the Mortgage Insurer prior to the sale of the loan to TMS. The Lender is also responsible for transferring the MI policy to TMS after the loan sale.
MERS ASSIGNMENTS	Lender may use MERS to register and assign the First Mortgages to TMS: 1004925
LOAN FUNDING & CLOSING	Lenders must fund the First Mortgage Loans at loan closing. In addition, Lenders front the grant at closing, on behalf of the Authority, and will be reimbursed upon purchase of the loan by TMS.
LOAN PURCHASE AND SERVICING	• 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. • All loans will be sold to TMS and documents should be electronically submitted via https://correspondent.themoneysource.com/ for compliance review. No paper files will be accepted. Support@TheMoneySource.com Phone: (623) 304-0304
QUESTIONS	If you have additional questions, please contact Hilltop Securities Inc. htshousing@hilltopsecurities.com Phone: (214) 953-4176

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202 Freddie Mac HFA Advantage (6/13/2026)						
County	**Maximum Limit =/<80% AMI**	**Maximum Limit >80% AMI (115% Max)**		**County**	**Maximum Limit =/<80% AMI**	**Maximum Limit >80% AMI (115% Max)**
Adams	$70,160	$100,855		Licking	$89,040	$127,995
Allen	$68,560	$98,555		Logan	$75,360	$108,330
Ashland	$71,920	$103,385		Lorain	$83,120	$119,485
Ashtabula	$83,120	$119,485		Lucas	$76,320	$109,710
Athens	$71,120	$102,235		Madison	$89,040	$127,995
Auglaize	$84,720	$121,785		Mahoning	$65,520	$94,185
Belmont	$63,120	$90,735		Marion	$70,160	$100,855
Brown	$87,200	$125,350		Medina	$83,120	$119,485
Butler	$87,200	$125,350		Meigs	$70,160	$100,855
Carroll	$72,320	$103,960		Mercer	$81,920	$117,760
Champaign	$75,760	$108,905		Miami	$82,400	$118,450
Clark	$66,960	$96,255		Monroe	$70,160	$100,855
Clermont	$87,200	$125,350		Montgomery	$82,400	$118,450
Clinton	$74,320	$106,835		Morgan	$70,160	$100,855
Columbiana	$70,160	$100,855		Morrow	$89,040	$127,995
Coshocton	$70,160	$100,855		Muskingum	$70,160	$100,855
Crawford	$70,160	$100,855		Noble	$75,920	$109,135
Cuyahoga	$83,120	$119,485		Ottawa	$81,840	$117,645
Darke	$70,240	$100,970		Paulding	$72,720	$104,535
Defiance	$75,360	$108,330		Perry	$89,040	$127,995
Delaware	$89,040	$127,995		Pickaway	$89,040	$127,995
Erie	$81,840	$117,645		Pike	$70,160	$100,855
Fairfield	$89,040	$127,995		Portage	$77,680	$111,665
Fayette	$70,480	$101,315		Preble	$72,160	$103,730
Franklin	$89,040	$127,995		Putnam	$87,040	$125,120
Fulton	$76,320	$109,710		Richland	$74,000	$106,375
Gallia	$70,160	$100,855		Ross	$70,880	$101,890
Geauga	$83,120	$119,485		Sandusky	$70,160	$100,855
Greene	$82,400	$118,450		Scioto	$70,160	$100,855
Guernsey	$70,160	$100,855		Seneca	$70,160	$100,855
Hamilton	$87,200	$125,350		Shelby	$76,800	$110,400
Hancock	$84,720	$121,785		Stark	$72,320	$103,960
Hardin	$70,160	$100,855		Summit	$77,680	$111,665
Harrison	$70,160	$100,855		Trumbull	$65,520	$94,185
Henry	$76,560	$110,055		Tuscarawas	$70,160	$100,855
Highland	$70,160	$100,855		Union	$89,040	$127,995
Hocking	$89,040	$127,995		Van Wert	$71,360	$102,580
Holmes	$77,680	$111,665		Vinton	$70,160	$100,855
Huron	$70,160	$100,855		Warren	$87,200	$125,350
Jackson	$70,160	$100,855		Washington	$70,160	$100,855
Jefferson	$64,480	$92,690		Wayne	$71,280	$102,465
Knox	$76,000	$109,250		Williams	$70,160	$100,855
Lake	$83,120	$119,485		Wood	$76,320	$109,710
Lawrence	$68,160	$97,980		Wyandot	$71,680	$103,040