

PROGRAM SUMMARY – GOVERNMENT 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. • FHA, VA, and Rural Development guidelines apply except as modified by this program summary for the purpose of this program only.
AVAILABLE MARKETS	Qualified 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 75270 (214) 953-4176 htshousing@hilltopsecurities.com
FIRST MORTGAGE PRODUCTS	**Product** — **Amortization Terms** • **FHA** ◊ Fixed Rate Sections 203(b), 234(c) — 30 years • **VA** ◊ Fixed Rate Sections 203(b) & 234(c) — 30 years • **Rural Development:** ◊ Rural Housing Guaranteed Loan — 30 years

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

Allowed:

- 1- 2 Unit primary residence
- Owner occupied duplexes
- Condominiums
- 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

UNDERWRITING/CREDIT SCORE/DTI

Product	Minimum FICO Score	DTI
All Government Loans	620	No DTI restriction with Approved/Accept AUS

- 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.
- 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.

MANUAL UNDERWRITING

- 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.

Loan Product	Minimum FICO	Required Reserves
USDA	620	2
VA	620	2

- USDA - Manual underwriting is acceptable with USDA Conditional Commitment
- 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.
- **Exception:** 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.

*FHA not allowed

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.

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	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)

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 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	• 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

2026 Income Limits (6/13/26) – Government Loans (115% AMI)

County Name	Any Family Size		County Name	Any Family Size
ADAMS	$113,620		LICKING	$128,225
ALLEN	$113,620		LOGAN	$113,620
ASHLAND	$113,620		LORAIN	$120,750
ASHTABULA	$113,620		LUCAS	$113,620
ATHENS	$113,620		MADISON	$128,225
AUGLAIZE	$121,785		MAHONING	$113,620
BELMONT	$113,620		MARION	$113,620
BROWN	$113,620		MEDINA	$120,750
BUTLER	$126,385		MEIGS	$113,620
CARROLL	$113,620		MERCER	$117,760
CHAMPAIGN	$113,620		MIAMI	$118,450
CLARK	$113,620		MONROE	$113,620
CLERMONT	$126,385		MONTGOMERY	$118,450
CLINTON	$113,620		MORGAN	$113,620
COLUMBIANA	$113,620		MORROW	$128,225
COSHOCTON	$113,620		MUSKINGUM	$113,620
CRAWFORD	$113,620		NOBLE	$113,620
CUYAHOGA	$120,750		OTTAWA	$118,105
DARKE	$113,620		PAULDING	$113,620
DEFIANCE	$113,620		PERRY	$113,620
DELAWARE	$128,225		PICKAWAY	$128,225
ERIE	$120,750		PIKE	$113,620
FAIRFIELD	$128,225		PORTAGE	$113,620
FAYETTE	$113,620		PREBLE	$113,620
FRANKLIN	$128,225		PUTNAM	$125,120
FULTON	$113,620		RICHLAND	$113,620
GALLIA	$113,620		ROSS	$113,620
GEAUGA	$120,750		SANDUSKY	$113,620
GREENE	$118,450		SCIOTO	$113,620
GUERNSEY	$113,620		SENECA	$113,620
HAMILTON	$126,385		SHELBY	$113,620
HANCOCK	$118,910		STARK	$113,620
HARDIN	$113,620		SUMMIT	$113,620
HARRISON	$113,620		TRUMBULL	$113,620
HENRY	$113,620		TUSCARAWAS	$113,620
HIGHLAND	$113,620		UNION	$162,150
HOCKING	$113,620		VAN WERT	$113,620
HOLMES	$113,620		VINTON	$113,620
HURON	$113,620		WARREN	$126,385
JACKSON	$113,620		WASHINGTON	$113,620
JEFFERSON	$113,620		WAYNE	$113,620
KNOX	$113,620		WILLIAMS	$113,620
LAKE	$120,750		WOOD	$113,620
LAWRENCE	$113,620		WYANDOT	$113,620