

# Industry Efforts to Bring Consistency to Affordable Housing Programs

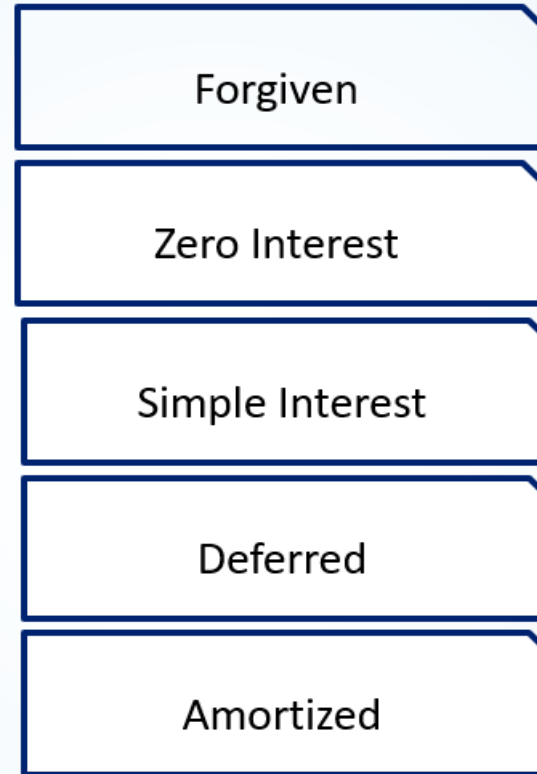
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Presented by  
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# Freddie Mac Project to Provide Standard Legal Documents for Subordinate Down Payment Assistance Loans

- Foundational language remains the same
- Payback provisions are inserted, leaving foundation language
- Multistate Note
- State specific security instruments
- Freddie Mac/Fannie Mae approved standard documents
- Authorized change provision



**SECOND MORTGAGE NOTE  
DOWNPAYMENT ASSISTANCE PROGRAM**

HFA Loan #: \_\_\_\_\_ Date: \_\_\_\_\_  
\$ \_\_\_\_\_

AFTER DATE, FOR VALUE RECEIVED, the undersigned ("Borrower") promises to pay to the order of (Name of Housing Agency) 3344 Housing Avenue, Sacramento, CA or at such other place as the Holder hereof may designate in writing, the sum of \_\_\_\_\_

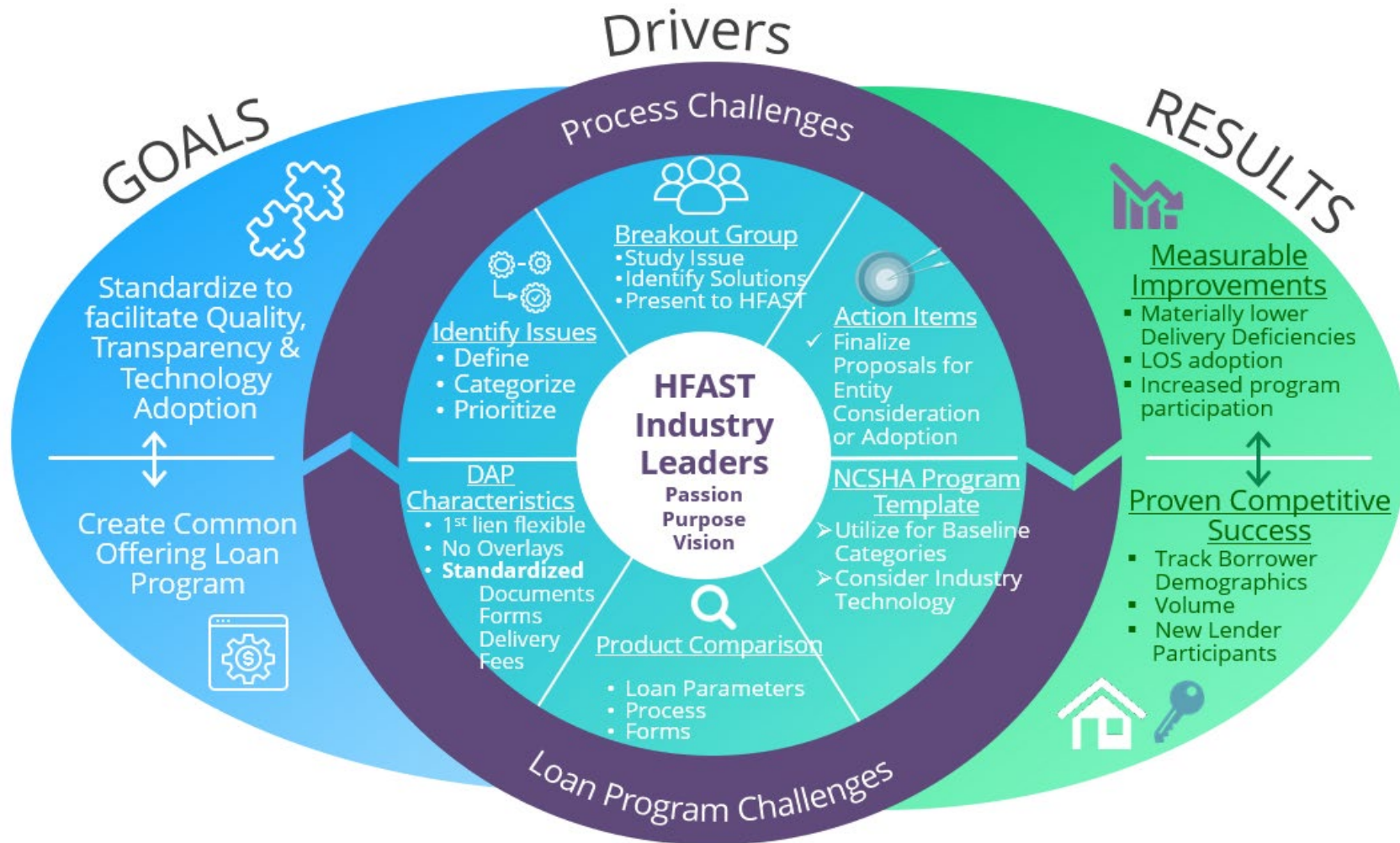
**Insert appropriate clause from affordable housing program legal document library**

(\$ \_\_\_\_\_) dollars with interest, in arrears, at the rate of \_\_\_\_\_ percent (\_\_\_\_\_% ) per annum upon the unpaid principal balance and together with all costs, expenses and attorney's fees incurred by the Holder hereof in any proceeding for collection of the debt, in any foreclosure of the mortgage securing the same, in protecting or sustaining the lien of said mortgage, or in any litigation or controversy arising from or connected with this Note or the Mortgage securing the same. Said principal and interest shall be payable in installments as follows:

## **HFAST is sponsored by NCSHA and in partnership with MBA**

A cross industry team brought together to:

- Make affordable housing programs available to more consumers
  - Develop consistencies across state housing finance agencies in process, documents, terminology and procedures
  - Reduce the barriers many lenders face when offering the programs
  - Leverage other complimentary projects in the country
  - Design a Common Offering down payment assistance program
  - Leverage automation, bringing greater efficiency for the housing finance agency and affordable housing industry
- ❖ Out of Scope - HFA business plans and structures or pricing



## Contact Information:

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