

GENERAL ANNOUNCEMENTS

Production this Year (January 1 to July 31, 2023)

98	Applications Received Totaling \$2,205,745.
73	Applications Approved by PHFA Totaling \$1,614,183. (Includes 4 in a pended status??)
22	Denials. Totaling \$530,639.
46	Closed Loans totaling \$995,559.

A new Lender has joined us! NEPA Federal Credit Union, located in Stroudsburg. Their territory is Monroe and Pike counties.

LOAN ORIGATION, UNDERWRITING, AND CLOSING

1. **WHEN BORROWERS SHOULD APPLY:** All participating lenders must inform potential applicants in their Application Package cover letter that homeowners should apply for the Pennvest Homeowner Septic Loan when:
 - i. They have their Mandate to Connect Letter (for sewer connections) **OR**
 - ii. A permit (for regionally-permitted system types such as "small stream discharge systems" that get Department of Environmental Protection-issued permits) **OR**
 - iii. Have confirmation from a municipal official that their proposed system is permit-eligible (for locally-permitted septic system types approved by a Sewage Enforcement Officer).

Applying when in possession of these items reduces the chance of homeowners needing to extend their loan applications due to expired credit and other underwriting documentation.

2. **EMERGENCY PROCEDURES:** Sometimes homeowners have catastrophic sewage management problems at their homes. For example, sewage is backing up into the home or their yard has surfaced sewage and they are facing citations. For these reasons, PHFA is glad to announce a new emergency procedure to help these homeowners. See the new [Pennvest Program Guidelines](#) "Emergency Repairs" section for requirements as well as [PV-33 Emergency Agreement for Applicants](#). And, watch for the announcement of a webinar session in later September explaining how to originate these loans.
3. **CREDIT APPLICATION:** Effective immediately, all new [PV-5 56001 Applications](#) must be the PHFA document dated 8/2023 with the Debts section on p2 pre-filled as "See Credit Report for Debts." Do not list any debts. If the borrower indicates that they have a debt they know is not on their credit report, provide a Processor's Certification or Memo documenting the debt including to whom, original balance, term, payment amount, and a copy of the debt agreement.

4. **NEW WIRE INSTRUCTIONS:** In addition to certified checks made out to PHFA, PHFA accepts wired and ACH'd funds on behalf of borrowers who need to bring funds to closing. See appendix to this Update for instructions.
5. **APPLETS:** We have new excel spreadsheets to help lenders calculate the borrower's share of the \$1500 participant compensation; various items on the Loan Estimate and Closing Disclosure; and amortization schedules that match what PHFA uses to approve Closing Disclosures. Please request the "PV Applets" through septic@phfa.org if this would be helpful to your lending team.
6. **IMPROVEMENT FOR BORROWERS:** PHFA will suspend the requirement for the 56002 Construction Completion form to be completed on October 1 for loans in process and new applications. No effect on participating lenders (this was not a document that lenders provided).
7. **STAY TUNED:** The next update is planned for October.

Please contact the Homeownership Special Initiatives staff with any questions at

SEPTIC@PHFA.ORG OR 717.780.3871

Or here is a link to all PHFA Homeownership and Servicing contacts: [contact us](#)

APPENDIX RE WIRE AND ACH TRANSFERS

WIRE & ACH TRANSFER INSTRUCTIONS

Pennsylvania Housing Finance Agency
General Account

**Email Roberta Schwalm (rschwalm@phfa.org) AND Marisa Shull
(marshull@phfa.org) before sending funds electronically.**

WIRE Transfer Instructions:

Bank Name: Wells Fargo Bank, N.A.
420 Montgomery Street
San Francisco, CA 941041207
ABA No.: 121000248
Account Name: Pennsylvania Housing Finance Agency
General
Account Number: 2000625971004
Reference: Must include additional identifying information such as
purpose of payment, invoice number, project number, loan
number, borrower's full name, etc.

ACH Transfer Instructions:

Bank Name: Wells Fargo Bank, N.A.
420 Montgomery Street
San Francisco, CA 941041207
ABA No.: 121000248
Account Name: Pennsylvania Housing Finance Agency
General
Account Number: 2000625971004

NOTE: With cybercrimes on the rise, it is important to be vigilant. If you receive an email or any other communication after this one that appears to be generated from a Pennsylvania Housing Finance Agency employee that contains new, revised, or altered bank wire/ACH instructions, consider it suspect. You should immediately call your PHFA contact using a trusted telephone number.