



R&R 4th Quarter Loan Program Update DECEMBER 2010

Quick Link to Updated Documents/Forms: [Form A5](#), [Program Guidelines](#), [A22](#) and the [Note](#).

General Announcements:

Refresher Trainings will be offered in January or February 2011. Training will be web-based so no travel required. Dates/times below. All LPAs' staff who are involved with any aspect of R&R must attend for the LPA to continue participating in R&R. This includes lender staff in LPAs that are composed of teamed lenders and municipal or non-profit housing organizations.

9:00 am to 12:30 pm on the following days:

Friday January 28, 2011

Monday January 31, 2011

Tuesday February 8, 2011

Thursday February 10, 2011

Compliance/Closing:

1. Guidelines updated October 2010 and are on the PHFA website at http://www.phfa.org/forms/renovate_and_repair/documents/guidelines.pdf . Additions and clarifications include references to GFE, TIL, PADOB Disclosure, required attachments to Reservation and Funding Request forms.
2. [Form A5](#) updated to include CLTV. LPAs must ensure that the 120% CLTV limit is not exceeded or that an Exception is approved by PHFA in writing when an otherwise acceptable borrower's CLTV would be slightly above the 120%.
3. Documentation of the CLTV calculation must be included in the loan package. LPAs using the tax valuation method should provide a print out of

the assessment value from the taxing authority or an official county website AND the current Common Level Ratio for the county.

4. The automatic exception for 580-620 middle FICO credit scores from lower income Philadelphia applicants has ended. Credit scores in Philadelphia must be the same as elsewhere in the state – middle FICO of at least 620 or the LPA must seek an exception. If there are two applicants, such as a husband and wife, both must meet the credit score minimum or an exception must be requested.
5. Send PHFA the cancellation form (A19) if a loan will not go to closing. Otherwise, Compliance staff will call you to find out why the loan remains reserved but not closed.
6. Item number 10 on the R&R Checklist (Form A22) has been revised. It clarifies that the deed cannot list more names than what appears on the mortgage.

Final Documents:

1. The Note has been revised, the property address only needs to be listed one time on the new form.

Program Contacts

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Extensions: Compliance	Final Documents	Purchasing	Training/Program Evaluations
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