

Mortgage Loan Program, MBS

Program Policy

Changes / Key Differences



	Previous Mortgage Loan Program, Portfolio	New Mortgage Loan Program, MBS
Conventional Insured Loans	Suspended purchase	Qualifying loans eligible for purchase by the Master Servicer, U.S. Bank Home Mortgage – MRBP Division
Qualified Homebuyer Education	Required for all CASA borrowers and MMP borrowers using MyCommunityMortgage® or Home Possible® loan products	Required for all CASA borrowers and all conventional loan borrowers
Manufactured Housing	Manufactured Housing meeting Minnesota Housing and loan product guidelines is eligible	Only manufactured housing meeting Minnesota Housing and loan product guidelines financed with FHA, VA or RD loan products is eligible
Fannie Mae EA Level I and Freddie Mac A-eligible levels I and II	All purchased under CASA	Only Fannie Mae EA Level 1 eligible for purchase under CASA
Manual underwriting	Conventional loan option for Fannie Mae and Freddie Mac	Conventional loan option for Fannie Mae only
MI Companies	Limited to United Guaranty and Genworth	All Fannie Mae/Freddie Mac approved MI companies allowed
PMI Coverage	Minnesota Housing requirements apply	Fannie Mae and Freddie Mac requirements apply
Mortgage Terms	15, 20, 25, and 30 years	15 or 30 years
Loan Commitment Terms	Existing Homes: 60 days New Construction: 100 days Two 30-day extensions allowed for 0.500% each Lock runs from the commitment date on HDS SF Web Application to purchase approval	Existing Homes: 75 days New Construction: 115 days Two 30-day extensions allowed for 0.500% each Lock runs from the commitment date on HDS SF Web Application to receipt of the purchase package by the Master Servicer
Loan Purchase Hold Fees	Not applicable	2 weeks to clear purchase conditions-no charge 0.125% a week until purchased, starting with week 3
HAF Loan Lender Compensation	\$150	No HAF loan lender compensation
Minimum FICO score	Determined by loan product and mortgage insurance	Minimum FICO score of 620 for all HAF loans
Lender Renewal Fee	\$1,000 - \$2,500	\$500
Well and Septic System	Minnesota Housing requirements apply	Requirements determined by the loan product
Appraisal, Hazard Insurance, Flood Insurance , Title Insurance requirements	Minnesota Housing requirements apply	Requirements determined by U.S. Bank Home Mortgage – MRBP Division
Condo and PUD	Minnesota Housing requirements apply	U.S. Bank Home Mortgage – MRBP Division and loan product requirements apply
Minnesota Housing Audits	Credit underwriting, bond compliance and Agency guidelines audited by Minnesota Housing	Bond compliance and Agency guidelines audited by Minnesota Housing
Loan Repurchases	Minnesota Housing policy applies	U.S. Bank Home Mortgage – MRBP Division policy applies
Loan Purchases	Loans purchased by Minnesota Housing	U.S. Bank Home Mortgage – MRBP Division purchases loans, and pools them into a Mortgage Backed Security (MBS). Minnesota Housing purchases the MBS.
HAF Loan Purchases	Minnesota Housing purchases the HAF loan	U.S. Bank Home Mortgage – MRBP Division reimburses for the HAF loan
Repair Escrow	Minnesota Housing policy applies	U.S. Bank Home Mortgage – MRBP Division policy applies
File Delivery	Minnesota Housing Loan Transmittal form	U.S. Bank Home Mortgage – MRBP Division Delivery Checklist
Interest Credit Closing	Minnesota Housing guidelines apply	U.S. Bank Home Mortgage – MRBP Division guidelines apply

