

This chart summarizes policy updates, clarifications, or other supporting communications for our Mortgage Loan Programs.

	DATE	TOPIC	SUMMARY
16	July 10	Updated Subsidy Recapture Disclosure Statement and Tennesen Warning	<ul style="list-style-type: none"> • Updated the Subsidy Recapture Disclosure Statement and Tennesen Warning: <ul style="list-style-type: none"> ○ For all loans locked prior to July 2, 2018, use the form dated 2/15/2018 ○ For all loans locked on or after July 2, 2018, use the form dated 7/2/2018
15	July 2	Increased Income Limits	<ul style="list-style-type: none"> • Income limits for the Home Mortgage programs increased for loans locked on or after July 2, 2018.
14	July 2	Increased Home Cost Limits	<ul style="list-style-type: none"> • The acquisition cost limit for Start Up and the purchase price or refinance loan amount limit for Step Up have increased for loans locked on or after July 2, 2018: <ul style="list-style-type: none"> ○ 11-county metro area - \$328,200 ○ All other counties - \$271,100
13	June 13	Updated Start Up Disclosure Summary	<ul style="list-style-type: none"> • Our Start Up Disclosure Summary explains in easy-to-understand language the disclosures and forms that Start Up borrowers will sign at closing. In response to lender feedback, we updated the document to include the information from the old Subsidy Recapture Overview so you now have the information borrowers need in one document. • You can find the Start Up Disclosure Summary in the "Forms Guide and Glossary" in the Lender Toolkit on our webpage. • Best Practices <ul style="list-style-type: none"> ○ Give the Disclosure Summary to your borrowers at application. ○ Provide it to your title company so they know how to explain the forms at closing.
12	May 16	Eligible Use of Downpayment and Closing Cost Loan Funds	<ul style="list-style-type: none"> • Borrowers may only use the Monthly Payment Loan, Deferred Payment Loan and Deferred Payment Loan Plus for the downpayment and/or borrower closing costs. • Loan funds may NOT be used to pay for: <ul style="list-style-type: none"> ○ Value gap financing (appraised value comes in lower than the

			<ul style="list-style-type: none"> ○ purchase price) ○ Seller closing costs
11	May 2	DPL Plus Housing Ratio Calculation	<ul style="list-style-type: none"> • Effective immediately for new or existing Deferred Payment Loan (DPL) Plus locks with a non-occupant co-signer, you no longer need to include the non-occupant co-signer income in the housing ratio calculation. You can use the qualifying income of the borrower(s) to calculate the ratio.
10	April 25	Tax Service Fee Increase	<ul style="list-style-type: none"> • Effective for loans locked on or after April 30, 2018, the tax service fee increased from \$58 to \$80. • See U.S. Bank's Lender Operations Update L-2018-026 for instructions on disclosing this fee on the Loan Estimate (LE) and Closing Disclosure (CD).
9	April 25	Underwriting Update	<ul style="list-style-type: none"> • Minnesota Housing lenders who underwrite their own Minnesota Housing loans should follow Agency/GSE guidelines to determine acceptable documentation requirements for borrowers who are not U.S. citizens.
8	April 12	Changes to the Conventional Cash to Close Grant	<ul style="list-style-type: none"> • Effective for loans locked on or after April 23, 2018: <ul style="list-style-type: none"> ○ The grant amount for the Conventional Cash to Close Grant available with Freddie Mac HFA AdvantageSM loans changed to a fixed dollar amount based on the borrower's qualifying income: <ul style="list-style-type: none"> ▪ ≤ 50% AMI = \$2,500 ▪ > 50% AMI = \$1,500
7	April 12	Manufactured Housing with Fannie Mae HFA Preferred TM	<ul style="list-style-type: none"> • Manufactured homes (taxed as real property) are eligible (up to 95% LTV/105% CLTV) with Fannie Mae HFA PreferredTM.
6	April 12	Updated Program and Product Descriptions	<ul style="list-style-type: none"> • Updated conventional product descriptions and an updated Start Up/Step Up program description are available in the Lender Toolkit under "Program Descriptions." • Please ensure you are referring to the descriptions dated April 10 or 11, 2018 for the most up-to-date eligibility requirements.
5	March 26	Home Mortgage Program Changes	<ul style="list-style-type: none"> • Monthly Payment Loan (MPL) changes <ul style="list-style-type: none"> ○ Effective for existing locks, and loans locked on or after March 26, 2018: <ul style="list-style-type: none"> ▪ \$15,000 maximum loan amount ▪ Income limit increase: Use the income limit for the first

			<p>mortgage program the borrower is using. For example, for Start Up with MPL, the Start Up income limits apply. For Step Up with MPL, the Step Up income limits apply.</p> <ul style="list-style-type: none"> • Deferred Payment Loan (DPL) changes <ul style="list-style-type: none"> ○ Effective for loans locked on or after March 26, 2018: <ul style="list-style-type: none"> ▪ Decreased income limits • Step Up Program changes <ul style="list-style-type: none"> ○ Lenders can now lock first-time homebuyers (who do not qualify for Start Up) directly in the system under the Step Up program. Manual commitments are no longer required. ○ "Lender Credit" 3.5% SRP option removed • Homebuyer Education Requirement <ul style="list-style-type: none"> ○ Effective for loans locked on or after March 26, 2018: <ul style="list-style-type: none"> ▪ If all borrowers are first-time homebuyers, at least one borrower must complete an approved homebuyer education course. ▪ This requirement applies regardless of whether first-time homebuyers use Start Up or Step Up and whether or not they receive a conventional loan or a Minnesota Housing downpayment and closing cost loan.
4	March 26	Loan Commitment System Updates	<ul style="list-style-type: none"> • New URL <ul style="list-style-type: none"> ○ The URL for our commitment system changed as a result of the system updates. If you saved the old URL under your favorites in Internet Explorer, you will receive an error message. You can find the new URL on our Loan Commitment System page. • First-Time Homebuyers Using Step Up <ul style="list-style-type: none"> ○ If you have first-time homebuyers using the Step Up program because they are not eligible for Start Up, you must check the "First Time Buyer" box on the "Borrower" tab. • Forms Generator is faster <ul style="list-style-type: none"> ○ Significant improvement in the time it takes to generate forms. ○ You can now also generate all forms at the same time.

3	February 22	Homeownership Lenders Webpage Redesign	<ul style="list-style-type: none"> • The redesign of the Homeownership Lenders section of the Minnesota Housing website went live on March 1 and featured: <ul style="list-style-type: none"> ○ A streamlined navigation toolbar ○ A new "Toolkit" feature to provide lenders a "one-stop" area for the most needed and accessed tools and resources. ○ A "Forms Guide and Glossary" in the Toolkit that reduces duplication of similar information on multiple web pages
2	February 22	First Payment Address	<ul style="list-style-type: none"> • U.S. Bank Home Mortgage's First Payment Mailing address changed to: U.S. Bank Home Mortgage Loan Number: P.O. Box 790415 St. Louis, MO 63179-0415
1	February 14	Collateral Package Address	<ul style="list-style-type: none"> • U.S. Bank Home Mortgage requires original collateral packages be shipped to its new headquarters in Hopkins, MN: U.S. Bank Home Mortgage ATTN: Note Vault 5th Floor 9380 Excelsior Blvd. Hopkins, MN 55343