

Exhibit A

Mortgage Revenue Bond Program

Compliance Review Checklist

LHC Loan Number _____ Reservation Date _____

Borrower(s) _____

Lender _____

	Name	Phone	Email
Loan Officer	_____	_____	_____
Processor	_____	_____	_____
Underwriter	_____	_____	_____
Manager	_____	_____	_____

Compliance Package Submission:

- 1 ___ **Exhibit A** – Mortgage Revenue Bond Program Compliance File Checklist
- 2 ___ **Exhibit B** – Mortgage Revenue Bond Program Confirmation Report
- 3 ___ Copy of Final FNMA 1003
- 4 ___ Fully Executed Sales Contract, must be current and signed by buyer and seller; If pre-1978 property, the Purchase Agreement **must** contain the executed “**Lead Based Paint Addendum to Sales Contract for Property Built Prior to 1978**”. Addendum must acknowledge that the borrower has received the pamphlet “Protect Your Family From Lead in Your Home”.
- 5 ___ Loan Estimate must support the Down Payment / Closing Cost Assistance and all fees must be reasonable and customary
- 6 ___ **Exhibit D** – Mortgage Revenue Bond Program Borrower’s Affidavit and Notice of Potential Recapture Tax
- 7 ___ **Exhibit D1** – Mortgage Revenue Bond Program Acquisition Cost Worksheet
- 8 ___ **Exhibit D2** – Mortgage Revenue Bond Program Income Eligibility Worksheet
- 9 ___ Income Documentation: Verification of Employment (VOE) from all employers for the past 2 (two) years, Year to Date Paystubs, Self Employed Profit and Loss Statement, Commission, Child Support, Alimony, Social Security, etc. All adult household income must be taken into account.
- 10 ___ Tax Documentation: Three (3) years of Complete Tax Returns with all W2s, Schedules, 1099s, etc. or IRS Tax Return Transcripts and Form W2 Wage and Income Statement.
- 11 ___ Signed Property Appraisal complete with all addendums
- 12 ___ Transmittal Summary 1008
- 13 ___ Underwriter Certification (completed in the Online Reservation System)

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

HOME Program Only

- 14 ___ Homebuyer's Education Certificate (face-to-face homebuyer education provided by a HUD approved counseling agency, a unit of local government that provides pre-purchase homebuyer education, a counseling agency designated by a unit of local government to provide homebuyer education of their behalf, eHome America, MI Companies, or an Agency or GSE sponsored course) – all courses must meet the National Industry Standards
- 15 ___ **Exhibit E1 with Attachments I, II, and III** – Mortgage Revenue Bond Program HOME Project Summary. On Attachment II, all income from all assets must be included in the total annual household income. For savings accounts, use the current account balance (**submit recent statement**) as cash value and multiply by the current interest rate to calculate earnings. For checking accounts, use the 6-month average balance as cash value (**submit 6 months of statements or Verification of Deposit to verify**) and multiply by interest rate if applicable. Count the greater of the actual income from assets (no minimum) or the imputed income from assets (if cash value is more than \$5,000).
- 16 ___ **Exhibit E2** – Mortgage Revenue Bond Program Home Regulatory Agreement with detailed property legal description on Exhibit A attachment

MRB Program Assistance Wire Request (due after Compliance Approval)

- 17 ___ **Exhibit Q** – Mortgage Revenue Bond Program Requisition Form
- 18 ___ Preliminary complete Closing Disclosure
- 19 ___ Title Company Issued Wire Instructions

Program Fees

\$300 Funding Fee
\$85 Tax Service Fee
\$14.50 Flood Certification Fee – Can be omitted by transferring your own to SMC
\$20 Wire Fee
\$75 Compliance Fee
\$375 Extension Fee
\$150 HQS Inspection Fee – HOME/MRB Program Only

Louisiana Housing Corporation must receive the Loan Package within forty (40) days from the reservation date.

Exhibit B

Mortgage Revenue Bond Program

Loan Confirmation

<p><i>Agency:</i></p> <p><i>Program:</i></p> <p><i>Allocation:</i></p> <p><i>LHC Loan Number:</i></p> <p><i>SMC Loan Number:</i></p> <p><i>Lender:</i></p> <p><i>Loan Officer:</i></p> <p><i>Servicer:</i></p> <p><i>Loan Amount:</i></p> <p><i>Assistance Amount:</i></p> <p><i>Assistance Percentage:</i></p> <p><i>Acquisition Cost:</i></p> <p><i>Primary Borrower:</i></p> <p><i>Co- Borrower(s):</i></p> <p><i>Property Address:</i></p> <p><i>Property City:</i></p> <p><i>Property Parish:</i></p> <p><i>Property State:</i></p> <p><i>Property Zip Code:</i></p>	<p><i>Last Approved Stage:</i></p> <p><i>Working Stage</i> <i>(The Next Stage):</i></p> <p><i>Status:</i></p> <p><i>Reservation</i> <i>Date/Time:</i></p> <p><i>Compliance Package</i> <i>Due Date:</i></p> <p><i>Closed Loan</i> <i>Delivered Date:</i></p> <p><i>Final Purchase Date:</i></p> <p><i>Targeted:</i></p> <p><i>Interest Rate:</i></p> <p><i>Loan Type:</i></p> <p><i>Term:</i></p> <p><i>Gender:</i></p> <p><i>Age:</i></p> <p><i>Marital Status:</i></p> <p><i>Total HH Size:</i></p> <p><i>Income:</i></p> <p><i>Credit Score:</i></p> <p><i>Census Tract:</i></p> <p><i>Year Built:</i></p> <p><i>Number of Units:</i></p>
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	<i>Stage</i>	<i>Approved Date:</i>	<i>Approved By:</i>	<i>Loan Officer Contact Information:</i>
	<i>Reservation:</i>			
	<i>Compliance Package Received:</i>			
	<i>Underwriter Certification:</i>			
	<i>Commitment Issued:</i>			
	<i>HQS Inspection Ordered:</i>			
	<i>Assistance Wire Approved:</i>			
	<i>Closing Package Received:</i>			
	<i>Mortgage Approved / Purchased:</i>			
	<i>Delivered to Trustee:</i>			

For additional loan details, you can view your loan on line.

Exhibit D
Mortgage Revenue Bond Program
Borrower's Affidavit and Notice of Potential Recapture Tax

The undersigned, hereby states under oath that:

Borrower(s)	Social Security Number
_____	_____
_____	_____
_____	_____

1. My Social Security Number is listed above, I am a purchaser, and mortgagor of the Single Family Residence located at

Property Address	_____		
City	_____	State	_____
Parish	_____	Zip Code	_____

and legally described as follows:

2. The residence is being purchased from

Seller(s) _____

(the "Seller") pursuant to an agreement dated _____, which represents the complete and total agreement between the Seller and me with respect to the sale of the residence. I intend to occupy such residence as my principal residence and not as a vacation or second home, no later than sixty (60) days after the date of closing of the Mortgage Loan.

3. The residence contains four (4) or less units, all of which will be owned by me, and if more than one (1) unit, the structure was first occupied as a residence at least five years prior to the date of this Affidavit. If the residence was funded under the HOME / Mortgage Revenue Bond Program, the residence contains only one (1) unit.
4. Except for the rental of the second, third or fourth units in a two to four unit residence described in Paragraph 3, I will use no more than 15% of the total area of the residence for commercial use; provided that I may lease my residence for a period of one year or less; and provided further that I will not fail to occupy my residence for a continuous period of more than one year if, by doing so, an interest deduction on the Mortgage Loan under the 1986 Internal Revenue Code would not be allowable. Commercial use means:
 - (a) Use on a regular basis for (i) storage of inventory for use in a trade or business for which the residence is the sole fixed location, or (ii) providing day care services, or
 - (b) Exclusive use on a regular basis as the principal place of business for any other trade or business.
5. I do not intend to:
 - (a) Rent the unit I occupy as my principal residence to any other person(s).
 - (b) Sell, assign, or transfer the property at any time within the foreseeable future to any other person (except for rental of units in a two-unit property described in Section 3) or subdivide the property in any way even if allowed by local law; or
 - (c) Move the residence.
6. The land on which the home is located, and which will be financed by the Mortgage Loan.
 - (a) Is no more than is needed to maintain the basic livability of the residence.
 - (b) Will not provide me with more than an incidental source of income.
7. Except with respect to a Qualified Rehabilitation Loan, no part of the mortgage loan proceeds is or will be used to acquire or replace an existing mortgage, and I did not have a mortgage (whether or not paid off) on said residence, including the land appurtenant to said residence, at any time prior to the execution of the mortgage (except that I may have a construction period loan or temporary initial financing of 24 months or less with respect to the residence and may use the proceeds of the mortgage to repay such financing).
8. The Acquisition Cost (calculated in accordance with the Acquisition Cost Worksheet attached hereto as **Exhibit D1** of the residence is _____ or less.

I understand that for the purpose of the foregoing the Acquisition Cost of the residence is the costs of acquiring the residence from the seller as a completed residential unit. The Acquisition Cost includes:

- (a) All amounts paid, either in cash or in kind, by the purchaser (or a related party or for the benefit of the purchaser) to the seller (or a related party or for the benefit of the seller) as consideration for the residence.
- (b) If a residence is incomplete, the reasonable cost of completing the residence whether or not the cost of completing construction is to be financed with proceeds of the mortgage loan.

- (c) (Delete if not applicable.) Where a residence is purchased subject to a ground rent, the capitalized value of the ground rent, using a discount rate equal to the yield on the Bonds, which may be obtained from the Louisiana Housing Corporation ("Corporation").

The Acquisition Cost does not include:

- (a) The usual and reasonable settlement or financing costs. Settlement costs include titling and transfer costs, title insurance, survey fees, or other similar costs. Financing costs include credit reference fees, legal fees, appraisal expenses, "points" which are paid by the purchaser (but not the seller, even though borne by the purchaser through a higher purchase price) or other costs of financing the residence.
 - (b) The value of services performed by any purchaser's family in completing the residence. For purposes of the preceding sentence, the family of an individual includes only the individual's brothers and sisters (whether by whole or half blood), spouse, ancestors, and lineal descendants.
 - (c) The costs of land which has been owned by any purchaser for at least two years prior to the date on which construction of the residence begins.
9. I have had no ownership interest in any residence within the prior three (3) years. Otherwise, the residence ____ is, ____ is not, located in a targeted area. I ____ have not, ____ have, had a present ownership interest in a principal residence of mine at any time during the three-year period prior to the date on which I am executing the mortgage on said residence, and to the best of my knowledge, the same is true with respect to each other person (if any) purchasing and mortgaging said residence with me.

I understand that for the purposes of the foregoing, examples of interests which constitute present ownership interest (and thus would result in me not meeting such requirements) are the following: (i) A fee simple interest; (ii) A joint tenancy, a tenancy in common or tenancy by the entirety; (iii) The interest of a tenant-shareholder in a cooperative; (iv) A life estate; (v) A land contract (i.e., a contract pursuant to which possession and the benefits and burdens of ownership are transferred although a legal title is not transferred until some later time); and (vi) An interest held in trust for the mortgagor (whether or not created by the mortgagor) that would constitute a present ownership interest if held directly by the mortgagor.

Examples of interests which do not constitute present ownership interests (and thus would not result in me failing to meet the requirements) are the following: (i) A remainder interest; (ii) A lease with or without an option to purchase; (iii) A mere expectancy to inherit an interest in a principal residence; (iv) The interest that a purchaser of a residence acquires on the execution of a purchase contract; and (v) An interest in other than a principal residence during the previous three years.

10. I will not permit any person to assume my obligations under the Mortgage (and related Mortgage Note) unless such person purchasing my home meets the necessary qualifications established by Corporation and is approved by the Corporation. In general, those requirements are that:

- (a) the purchaser intends to occupy the residence as a principal residence within 60 days after the assumption;
- (b) the purchaser had no present ownership interest in a principal residence at any time during the three-year period prior to the date on which the mortgage is assumed (unless the Single Family Residence is located in a Targeted Area or the Corporation specifically waives this requirement);

- (c) the purchase price of the residence paid by the purchaser does not exceed the applicable limits set by Corporation for previously occupied residences in accordance with federal guidelines; and
- (d) the purchaser has a Family Income which does not exceed the applicable limits set by Corporation in accordance with federal guidelines.

11. I have furnished to lender copies of my signed Federal Income Tax Returns for the three previous years (for non-targeted area residences) or the most recent tax return (for targeted area residences); for the years, I did not and was not required to file such a return in accordance with Section 6012 of the Internal Revenue Code.

<u>YEAR</u>	<u>REASON</u>
_____	_____
_____	_____
_____	_____

12. I understand that in certain circumstances the outstanding principal amount of my Mortgage Loan, and any prepayment penalty with respect thereto, may be forgiven and cancelled, and, of so, the amount so forgiven may be treated as income to me at that time for federal income tax purposes.

13. I hereby certify that my Annualized Monthly Income of _____ was computed in accordance with Section 143 of the 1986 Internal Revenue Code and on the Mortgage Income Eligibility Worksheet attached as **Exhibit D2** and that my Family Income not exceed the Applicable Median Family Income of _____ Parish (where the residence is located) of _____.

14. I hereby certify that _____ individual(s) (including myself) constitute(s) the total number of individuals in my family living in the Single Family Residence.

15. If the Mortgage Loan was funded under the HOME / Mortgage Revenue Bond Program and if the residence was built prior to 1978, I have been given a 10-day period to conduct a risk assessment or inspection for the presence of lead based paint or lead hazards before I executed the purchase contract.

Notice to Eligible Borrower Regarding Potential Recapture Tax

Because you are receiving a mortgage loan from the proceeds of a tax-exempt bond, you are receiving the benefit of a lower interest rate than is customarily charged on other mortgage loans and understand that there is a potential repayment of a portion of the interest saving that I may receive. Pursuant to Section 143(m) of the Internal Revenue Code of 1986, if you sell, exchange, or otherwise dispose of your home (Disposition) during the next nine (9) years a portion of this benefit may be recaptured by the Internal Revenue Service. Federal tax laws may require payment by you to the federal government of a “recapture tax” of up to 6.25% of the loan amount or not to exceed 50% of the gain realized on the sale or transfer. Therefore, I acknowledge and understand that I may owe recapture tax to the Internal Revenue Service if ALL three (3) of the following occur:

1. I sell the residence prior to the ninth (9th) anniversary date of the closing date, AND
2. I make a profit on the sale of the residence, AND
3. My household income for the year in which the sale occurs exceeds the federal threshold income limits.

The federal threshold income limit is the Federal Recapture Tax Income Limit at the time of the property purchase closing date compounded 5% per year that the borrower has remained in the residence.

You may wish to consult with a tax advisor or the local office of the Internal Revenue Service at the time of disposition of your home to determine the amount, if any, of the recapture tax. There is no way to predict the amount of "recapture tax" borrowers may be required to pay. Also, the Corporation will not calculate the amount of "recapture tax" you may owe upon disposition of your home. You may request a copy of the current federal income limits in advance from your participating lender or by contacting the Louisiana Housing Corporation.

NOTICE TO MORTGAGOR OF MAXIMUM RECAPTURE TAX AND OF METHOD TO COMPUTE RECAPTURE TAX ON SALE OF HOME

A. INTRODUCTION.

1. General. When you sell your home you may have to pay a recapture tax as calculated below. The recapture tax may also apply if you dispose of your home in some other way. Any references in this notice to the "sale" of your home also includes other ways of disposing of your home. For instance, you may owe the recapture tax if you give your home to a relative.
2. Exceptions. In the following situations, no recapture tax is due and you do not need to do the calculations:
 - (a) You dispose of your home later than nine years after you close your mortgage loan;
 - (b) Your home is disposed of as a result of your death;
 - (c) You transfer your home either to your spouse or to your former spouse incident to divorce and you have no gain or loss included in your income under section 1041 of the Internal Revenue Code; or
 - (d) You dispose of your home at a loss.

B. MAXIMUM RECAPTURE TAX. The Maximum Recapture Tax that you may be required to pay as an addition to your federal income tax is _____ [insert the actual dollar amount resulting from the product of 6.25% multiplied by the highest principal amount of the mortgage loan]. This amount is 6.25% of the highest principal amount of your mortgage loan and is your federally subsidized amount with respect to the loan.

C. ACTUAL RECAPTURE TAX. The actual recapture tax, if any, can only be determined when you sell your home, and is the lesser of

1. 50% of your gain on the sale of your home, regardless of whether you have to include that gain in your income for federal income tax purposes.
2. Your recapture amount determined by multiplying the following three numbers:

- i. _____ [insert the actual dollar amount resulting from the product of 6.25% multiplied by the highest principal amount of the mortgage loan] (the Maximum Recapture Tax, as described in paragraph B above),
- ii. The Holding Period Percentage, as listed in Column I in the Table below, and
- iii. The Income Percentage, as described in Paragraph D below.

D. INCOME PERCENTAGE. You calculate the income percentage as follows:

1. Subtract the applicable adjusted qualifying income in the taxable year in which you sell your home, as listed in Column 2 in the Table, from your modified adjusted gross income in the taxable year in which you sell your home.

Your modified adjusted gross income means your adjusted gross income shown on your federal income tax return for the taxable year in which you sell your home, with the following two adjustments: (a) your adjusted gross income must be increased by the amount of any interest that you received or accrue in the taxable year from tax-exempt bonds that is excluded from your gross income (under section 103 of the Internal Revenue Code); and (b) your adjusted gross income must be decreased by the amount of any gain included in your gross income by reason of the sale of your home.

2. If the amount calculated in (i) above is zero or less, you owe no recapture tax and do not need to make any more calculations. If it is \$5,000 or more, your income percentage is 100%. If it is greater than zero but less than \$5,000, it must be divided by \$5,000. This fraction, expressed as a percentage, represents your income percentage. For example, if the fraction is \$1,000/\$5,000, your income percentage is 20%.

E. LIMITATIONS AND SPECIAL RULES ON RECAPTURE TAX.

1. If you give away your home (other than to your spouse or ex-spouse incident to divorce), you must determine your actual recapture tax as if you had sold your home for its fair market value.
2. If your home is destroyed by fire, storm, flood, or other casualty, there generally is no recapture tax if, within two years, you purchase additional property for use as your principal residence on the site of the home financed with your original subsidized mortgage loan.
3. In general, except as provided in future regulations, if two or more persons own a home and are jointly liable for the subsidized mortgage loan, the actual recapture tax is determined separately for them based on their interests in the home.
4. If you repay your loan in full during the nine year recapture period and you sell your home during this period, your holding period percentage may be reduced under the special rule in section 143(m)(4)(c)(ii) of the Internal Revenue Code.
5. Other special rules may apply in particular circumstances. You may wish to consult with a tax advisor or the local office of the Internal Revenue Service when you sell or otherwise dispose of your home to determine the amount, if any, of your actual recapture tax. Section 143(m) of the Internal Revenue Code generally.

TABLE

Adjusted Qualifying Income
Number of Family Members Living in
Your Home at the Time of Sale

<u>Date that you sell your home</u>	<u>Holding Period Percentage</u>	<u>2 or Less</u>	<u>3 or More</u>
Before the first anniversary of closing (see note below)	20%	_____	_____
On or after the first anniversary of closing, but before the second anniversary of closing	40%	_____	_____
On or after the second anniversary of closing, but before the third anniversary of closing	60%	_____	_____
On or after the third anniversary of closing, but before the fourth anniversary of closing	80%	_____	_____
On or after the fourth anniversary of closing, but before the fifth anniversary of closing	100%	_____	_____
On or after the fifth anniversary of closing, but before the sixth anniversary of closing	80%	_____	_____
On or after the sixth anniversary of closing, but before the seventh anniversary of closing	60%	_____	_____
On or after the seventh anniversary of closing, but before the eighth anniversary of closing	40%	_____	_____
On or after the eighth anniversary of closing, but before the ninth anniversary of closing	20%	_____	_____

NOTE: Closing means the closing date for your loan.

(EXECUTION AT TIME OF LOAN APPLICATION)

Date: _____ Borrower
(Please Type Name): _____

Date: _____ Borrower
(Please Type Name): _____

Date: _____ Borrower
(Please Type Name): _____

(EXECUTION AT TIME OF LOAN CLOSING)

THUS DONE AND SIGNED on the _____ day of _____, 20____ before me, the undersigned Notary Public, in the Parish of _____, Louisiana and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

BORROWERS:

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Notary Public
In and for the parish and state aforesaid

Please Type Name

Please Type Bar Roll Number

Exhibit D1
Mortgage Revenue Bond Program
Acquisition Cost Worksheet

Borrower(s) _____

Seller(s) _____

Property Address _____
City _____ State _____
Parish _____ Zip Code _____

The acquisition cost of the land and dwelling to be acquired by the Purchaser(s) from the Seller(s) is computed as follows:

1. Amount paid (in cash, in kind or through assumption of a mortgage loan or other litigation), by the Purchaser(s) to or for the benefit of the Seller(s) for the land and dwelling. (See Note Below) + _____
2. Amount paid by any other person to or for the benefit of the Seller(s) for the land and dwelling. (See Note Below) + _____
3. Amount paid for fixtures such as light fixtures, curtain rods and wall-to-wall carpeting unless the amount paid for fixtures is part of the cost of the land and dwelling included in 1 or 2 above. + _____
4. Amounts paid not included in 1, 2, or 3 above for any purpose by the Purchaser(s) on behalf of the Seller(s) including property taxes in excess of the purchaser(s) pro rata share and settlement and financing cost in excess of the usual and reasonable costs.
(See Note Below) + _____
5. "Points" paid by the Seller. + _____
6. The fair market value of amounts, if any, included in 1 or 2 items which are not fixtures, including refrigerator, washer or dryer, etc. - _____
7. Total Acquisition Cost. + _____

LHC SINGLE FAMILY REQUIRED DOUCMENT AS OF 03/01/2018

NOTE: The acquisition cost of a residence does not include:

- (1) usual and reasonable settlement and financing costs; "settlement costs" including titling and transfer costs, title insurance, survey fees and other similar costs, and "financing costs" including credit reference fees, legal fees, appraisal expenses, points which are paid by the Purchaser(s) (but not those paid by the Seller on behalf of the Purchaser even though borne by the Purchaser through a higher purchase price), or other costs of financing the residence. Such excluded amounts must not exceed the usual and reasonable costs which otherwise would be paid.
- (2) the imputed value of services performed by the Purchaser or members of his family (which include only Purchaser's brothers and sisters (whether by whole or half blood), spouse, ancestors and lineal descendants) in constructing or completing the residence, or
- (3) the cost of land, which has been owned by the Purchaser(s) for at least two years before the date on which the construction of the structure comprising the Residence begins.

NOTE: The acquisition cost of a residence does include:

- (1) if a residence is incomplete, the reasonable cost of completing the residence whether or not the cost of completing construction is to be financed,
- (2) where a residence is purchased subject to a ground rent, the capitalized value of the ground rent, which shall be calculated using a discount rate equal to the yield on the Corporation's bonds.

(EXECUTION AT TIME OF APPLICATION)

Date: _____	_____
	Borrower (Please Type Name): _____
Date: _____	_____
	Borrower (Please Type Name): _____
Date: _____	_____
	Borrower (Please Type Name): _____

(EXECUTION AT CLOSING)

THUS DONE AND SIGNED on the _____ day of _____, 20____ before me, the undersigned Notary Public, in the Parish of _____, Louisiana and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

BORROWERS:

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

SELLERS:

Date: _____
Seller
(Please Type Name): _____

Date: _____
Seller
(Please Type Name): _____

Date: _____
Seller
(Please Type Name): _____

Notary Public
In and for the parish and state aforesaid

Please Type Name

Please Type Bar Roll Number

Exhibit D2

Mortgage Revenue Bond Program

Mortgagor Income Eligibility Worksheet

The information requested below must be provided with respect to all individuals who are expected to live in the residence being financed. The Internal Revenue Code of 1986, as amended (the "Code"), established geographically-based income limits for recipients of Louisiana Housing Corporation Mortgage Loans. The information requested below must be provided in order to enable the Corporation to determine your eligibility under these limits for a Mortgage Loan. This information will be used solely to determine your eligibility under the income limits and will not be used for Mortgage Loan underwriting purposes. You must complete this form in addition to the Residential Loan Application because the Code requires that certain sources of income be included when determining income eligibility which you are not required to include when reporting your income for mortgage loan underwriting purposes.

PART I - General Information

Lender _____

LHC Loan Number _____ Loan Officer _____

Borrower(s) _____

PART II – Gross Income for Individuals Who Will Live in the Residence Financed

On each line below, include the name, age, relationship and total of all such monthly income if any for **all members of the household**:

	<u>Name</u>	<u>Age</u>	<u>Relationship</u>	<u>Monthly Income</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
			Total Monthly Income	_____

1. MONTHLY INCOME FROM EMPLOYER

Primary Wage Earner

Base Pay: _____
Overtime: _____
Bonus: _____
Subtotal: _____

Secondary Wage Earner

Base Pay: _____
Overtime: _____
Bonus: _____
Subtotal: _____

2. OTHER INCOME

Part-time Income: _____
Child Support: _____
Alimony: _____
Unemployment: _____
Social Security: _____
Tips: _____
Net Rental Income: _____

Interest/Dividend: _____
Royalties: _____
Pension: _____
Estate/Trust Income: _____
VA Compensation: _____
Public Assistance: _____
Other: _____
Subtotal: _____

3. SELF EMPLOYMENT INCOME

Schedule C, F, or E from 1040: _____
Add back Depreciation: _____
Sub-Total: _____

I/we declare under penalty of law that the foregoing representations are true and correct.

(EXECUTION AT TIME OF APPLICATION)

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

(EXECUTION AT CLOSING)

THUS DONE AND SIGNED on the _____ day of _____, 20____ before me, the undersigned Notary Public, in the Parish of _____, Louisiana and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Notary Public
In and for the parish and state aforesaid

Please Type Name

Please Type Bar Roll Number

Exhibit E1
HOME / Mortgage Revenue Bond Program
Homeownership Summary

I. A. Borrower Information

LHC Loan Number: _____ Reservation Date: _____

Borrower(s): _____ SSN: _____
_____ SSN: _____
_____ SSN: _____

B. Household Demographics

(i) Household Income

Monthly Gross Household Income: _____ Front End Ratio (PITI): _____
Annual Gross Household Income: _____ Back End Ratio (DTI): _____
AMI: _____ Credit Score: _____

(ii) Household Data

(a) Race/Ethnicity of Head of Household (check one):

_____ American Indian/Alaskan Native	_____ Asian
_____ American Indian/Alaskan Native & Black/African American	_____ Asian & White
_____ American Indian/Alaskan Native & White	_____ Hispanic
_____ Black/African American	_____ Other Multi-racial
_____ Black/African American & White	_____ White
_____ Native Hawaiian/Other Pacific Islander	_____ Missing
_____ Tenant Declined to Respond	

(b) Type of Household (check one):

<input type="checkbox"/> Single	<input type="checkbox"/> Single Parent/Elderly/Female Head
<input type="checkbox"/> Single/Elderly	<input type="checkbox"/> Two Parent
<input type="checkbox"/> Single/Female Head	<input type="checkbox"/> Two Parent/Female Head
<input type="checkbox"/> Single/Elderly/Female Head	<input type="checkbox"/> Other
<input type="checkbox"/> Elderly	<input type="checkbox"/> Female Head
<input type="checkbox"/> Elderly/Female Head	<input type="checkbox"/> Married
<input type="checkbox"/> Single Parent	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Single Parent/Elderly	<input type="checkbox"/> Separated
<input type="checkbox"/> Single Parent/Female Head	<input type="checkbox"/> Unmarried Couple

(c) Number of members in Household*: _____

*Household includes all persons occupying the Residential Housing Unit.

II. Description of Residence to be Purchased

Property Address	_____
City	_____ State _____
Parish	_____ Zip Code _____
Acquisition Cost	_____ Census Tract _____

III. Appraised Value of Residence

Date of Appraisal: _____

Appraised Value: _____

Attachment I

Eligibility Requirements

1. Eligible property must meet Property Standards, be a Single Family Housing with not more than one (1) unit, which will be occupied by the Borrower as the Borrower's principal residence.
2. Eligible Applicant:
 - Household income must be less than or equal to 80% of area median income adjusted by family size
 - First Time Homebuyer, i.e. must not have owned any own home within prior three year period prior to purchase unless Displaced Homemaker or Single Parent
 - Credit Score minimum of 640
 - Evidence Borrower(s) has contributed Minimum Cash Investment into the transaction - Minimum Cash Investment required is the lessor of (i) \$1500 or (ii) one percent (1%) of sales price
 - Interest Rate: The mortgage interest rate for the HOME / Mortgage Revenue Bond Program is _____
 - First Mortgage Loan is obtained from an LHC approved 3rd party lender
 - Front End Ratio is not less than 28% and not more than 31% of the Monthly Household Income
 - Back End Ratio is not less than 39% and not more than 41% of the Monthly Household Income

Use the table below to complete the PITI calculation:

Total Monthly Household Income	_____
Total Housing Payment (PITI)	_____
Front-End Ratio (28% - 31%)	_____
Back-End Ratio (39% - 41%)	_____

4. Computation for Transaction Details that includes the Maximum HOME / Mortgage Revenue Bond Program Mortgage and Closing Cost / Down Payment Assistance.
 - a. Acquisition Cost _____
 - b. Estimated Closing Cost _____
 - c. Estimated Prepaid Items _____
 - d. **Total Costs (add items a through c)** _____
 - e. Assistance (5.00% to 9.00% of Loan Amount) _____
 - f. Other Credits (explain) _____
 - g. Loan Amount _____
 - h. Lessor of 1% of Sales Price or \$1500 required from borrower _____
 - i. Deposit on Purchase Contract (documentation required) _____
 - j. Items Paid Outside of Closing by Borrower(s) (POC's) _____
 - k. **Total e, f, g, h, i, j** _____
 - l. Cash from / to Borrower(s) (subtract k from d) _____

Attachment II

Household Income Certification Worksheet

The information requested below must be provided with respect to all Mortgagors and all individuals who are expected both to live in the residence being financed and to be secondarily liable on the mortgage loan.

PART I - General Information

LHC Loan Number: _____ Number of Household Members: _____

Maximum Allowed Household Income: _____

Lender _____

Loan Officer _____

Borrower(s) _____

PART II - Gross Income for Mortgagor, Co-Mortgagors, and Individuals Who Will Live in the Residence Financed

On each line below, include the total of all such monthly income for all Mortgagors and members of the household and all Co-Mortgagors.

Mortgagors and Household Members

Monthly Income

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Total Monthly Income by Source

Gross Pay	_____	Unemployment compensation	_____
Overtime and part-time employment	_____	Sick pay	_____
Bonuses	_____	Alimony and child support	_____
Dividends, interest, royalties and trusts	_____	Public assistance	_____
Business activities or investments	_____	Income from assets	_____
Net rental income	_____	Any other	_____
Pensions and Social Security benefits	_____		
Veterans Administration compensation	_____	TOTAL	_____

PART III - Computation of Household Assets

1. Specify cash balances in all checking, savings, credit union and money market accounts of **all** household members as of application date:

	<u>Financial Institution</u>	<u>Cash Balance</u>
(i)	_____	_____
(ii)	_____	_____
(iii)	_____	_____
(iv)	_____	_____
(v)	_____	_____
TOTAL CASH:		_____

2. Specify market value of all investments, including real estate and stock, held by **all** household members as of application date:

	<u>Investment</u>	<u>Market Value</u>
(i)	_____	_____
(ii)	_____	_____
(iii)	_____	_____
(iv)	_____	_____
(v)	_____	_____
TOTAL VALUE:		_____

3. Total all Cash and Investments of **all** household members as of application date:

TOTAL ASSETS (Total Cash + Total Value): _____

I / We declare under penalty of law that the foregoing representations are true and correct.

(EXECUTION AT TIME OF LOAN APPLICATION)

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

(EXECUTION AT TIME OF LOAN CLOSING)

THUS DONE AND SIGNED on the _____ day of _____, 20____ before me, the undersigned Notary Public, in the Parish of _____, Louisiana and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

BORROWERS:

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Notary Public
In and for the parish and state aforesaid

Please Type Name

Please Type Bar Roll Number

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Attachment III

HOME Project Summary – Application Certification

Under penalty of perjury, the undersigned Applicant or duly authorized representative of the same hereby certifies that the information contained in this HOME Project Summary, including all Appendices, Attachments and Exhibits attached hereto, is complete and accurate as of the date hereof.

The Applicant represents that he/she will furnish promptly such other supporting information, documents and fees as may be requested and/or required. The Applicant agrees to comply with all applicable federal and state laws regarding unlawful discrimination, will comply with all HOME Program requirements and restrictions and will abide by all Louisiana Housing Corporation (“LHC”) rules and regulations. The Applicant understands and agrees that LHC is not responsible for actions taken by the Applicant in reliance on a prospective commitment of HOME Program funds by LHC and the Applicant further agrees that LHC, its employees, agents and/or consultants shall not be responsible or liable in any manner whatsoever for expenses incurred by Applicant or its consultants in applying for HOME Program funds. By execution of the Application, the Applicant understands and agrees that LHC may conduct its own independent review and analysis of the information contained herein and in the attachments hereto, that any such review and analysis will be made for the protection of LHC. The Applicant acknowledges that submission of the HOME Project Home Ownership Summary to LHC in no way binds LHC to commit HOME Program funds to the Applicant. The Applicant further acknowledges that any prospective commitment of HOME Program funds is subject to and made conditional upon the Applicant complying with all terms and conditions under which the commitment of HOME Program funds may be made, including but not limited to compliance with 24CFR Part 92, Subpart H.

The Applicant agrees to hold LHC, its employees, agents and/or consultants harmless in connection with any claims of damage which may be filed by the Applicant based upon the processing of this Application by LHC or its agents, employees and/or consultants.

The Applicant further agrees to execute the forms of notes, mortgages, regulatory agreements and such other documents, agreements and/or certificates as may be required by LHC to administer the HOME Program.

Date: _____	_____
	Borrower (Please Type Name): _____
Date: _____	_____
	Borrower (Please Type Name): _____
Date: _____	_____
	Borrower (Please Type Name): _____

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

The Executed & Recorded Exhibit E2 – HOME / Mortgage Revenue Bond Program Homeownership Regulatory Agreement with recorder's receipt must be delivered to Louisiana Housing Corporation. Please send via Certified or Express Mail w/return receipt (Fed Ex, etc.) to the addresses below:

**Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, Louisiana 70808
Attention: Sonja Andrews, Single Family Department**

AND

**Standard Mortgage Corporation
701 Poydras
#300 Plaza
New Orleans, Louisiana 70139
Attention: Trailing Documents**

NOTE: All signatures must be contained on the executed Corporation signature page provided to the lender.

Exhibit E2
HOME / Mortgage Revenue Bond Program
Homeownership Regulatory Agreement

STATE OF LOUISIANA

PARISH OF _____

THIS HOME REGULATORY AGREEMENT (HOMEOWNERSHIP ASSISTANCE) (the "Agreement") is dated as of _____ by and between the **LOUISIANA HOUSING CORPORATION ("LHC")** and the listed borrower(s) below (the "Borrower").

Borrower(s) _____

LHC has financed through its HOME Program (the "HOME Program") a mortgage note (the "Program Note") under its HOME / Mortgage Revenue Bond Program on a single family dwelling to the Borrower, secured by a first mortgage (the "Mortgage") on the real property described in **Exhibit A for Exhibit E2** for the purpose of enabling the Borrower to acquire and occupy as the Borrower's principal residence the housing located on the real property described in **Exhibit A for Exhibit E2**, pursuant to the provisions of the HOME Program Regulations at 24 CPR, Part 92. The homebuyer has certified in **Exhibit E1** that his/her household income was computed in accordance with 24 CFR Part 5 Section 8 income definition on the Household Income Certification Worksheet attached as **Exhibit E1 Attachment II** and that his/her family income does not exceed 80% of the applicable Median Family Income Limit of the applicable Parish.

The financing of the Program Note, whole or in part, through the HOME Program requires the Borrower to agree to certain restrictions, as herein noted.

NOW, THEREFORE, the parties hereto agree as follows:

SECTION 1. Definitions. The following terms shall have the respective meaning assigned to them in this Section 1 unless the context in which they are used clearly requires otherwise.

"Application" shall mean the HOME Project Summary completed by the Borrower and re-executed in connection with the closing of the Mortgage Loan.

"HOME Funds Grant" shall mean the amount of closing costs assistance made available by LHC to subsidize the Borrower's costs closing.

"HOME Funds Loan Component" shall mean that portion of Program Note as defined in the Corporation's Arbitrage Certificate and Indenture for the series of bonds which finance the Program Note and Series Supplement whereby the principal amount of the mortgage loan is partially funded with HOME Program funds made available by the LHC.

"HUD" shall mean the U. S. Department of Housing and Urban Development.

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

"Low Income Household" shall mean a family whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

"Mortgage" shall mean that mortgage on the real property described in **Exhibit A for Exhibit E2** securing the Program Note.

"Mortgage Loan" shall mean the first mortgage loan financed to enable the Borrower to acquire the housing located on the real property described in **Exhibit A for Exhibit E2**.

"Parish" shall mean the Parish in which the property described in **Exhibit A for Exhibit E2** hereto is located.

"Period of Affordability" shall mean in the case where the Mortgage or Program Note remains outstanding a period of, (i) five (5) years where the Total HOME Contribution is less than \$15,000, (ii) ten (10) years where the Total HOME Contribution is \$15,000 to \$40,000 and (iii) fifteen (15) years where the Total HOME Contribution is over \$40,000 and the term of the Program Note if the Program Note is insured by FHA and (b) in the case where the Program Note has been discharged or fully paid, the date on which such Program Note has been discharged or fully paid.

"Program Note" shall mean the full amount of that mortgage note on the real property described in **Exhibit A for Exhibit E2** securing the Mortgage Loan including proceeds from Mortgage Revenue Bonds and HOME Funds Loan and evidencing the Borrowers obligation to repay the Mortgage Loan.

"Property" shall mean the immovable real property described in **Exhibit A for Exhibit E2**.

"Servicer" shall mean Standard Mortgage Corporation, its successors and assigns.

"Single Family Dwelling" shall mean a one (1)-family residence, condominium unit, townhome unit, modular, or mobile home titled and ensured as real property.

"Total HOME Contribution" (also termed "Direct Home Subsidy") shall mean the combination of the HOME Funds Grant and HOME Funds Loan Component.

"Value" shall mean the appraised value of the property specified in the Application as evidenced by an independent appraiser and as acknowledged by the Borrower in the application.

SECTION 2. Agreements

- (a) LHC Agreement. LHC agrees to finance the Program Note. The HOME Funds Loan Component is _____. Additionally, as shown in the chart below, the borrower is being awarded a non-repayable HOME Funds Closing Cost Assistance in the amount of _____. Based upon a Total HOME Contribution of _____ the Period of Affordability is _____ years, based on the following schedule.

Period of Affordability

Total Amount of HOME Funds	Length of Affordability
Less than \$15,000	5 years
\$15,000 - \$40,000	10 years
More than \$40,000	15 years

Nothing in this Agreement shall require LHC to provide additional assistance to the Borrower except on terms and conditions acceptable to LHC. Eligible closing costs not in excess of the following schedule may be paid by the Corporation with HOME Funds.

Assistance Payments on HOME Assisted Program Loans shall not exceed the lesser of (i) the actual charges shown on the Closing Disclosure or (ii) the maximum percentages as		
Loan Amount		Maximum Home Assistance Payment Allowed
\$0	\$25,000	9.00% of loan amount
\$25,001	\$35,000	7.50% of loan amount
\$35,001	\$45,000	6.75% of loan amount
\$45,001	\$55,000	5.75% of loan amount
\$55,001	\$75,000	5.25% of loan amount
\$75,001	and greater	5.00% of loan amount
Loan Estimate must indicate costs that are reasonable and customary. Eligible closing costs are Attorney fees, Recordation charges, Title Insurance Premium, Survey, Appraisal, Credit Report, Code Compliance Fee, Prepaid Items, Escrows and Energy Audits. Tax Service fees are not eligible closing costs		

- (b) Borrower Agreement. In consideration of LHC's agreement to finance the Program Note, the Borrower agrees he/she will continue to occupy the housing as his/her principal residence until the end of the Period of Affordability.

SECTION 3. Enforcement. The Borrower's obligations under this Agreement may be enforced by LHC, successors and assigns of the LHC.

SECTION 4. Term. This Agreement shall become effective upon its execution and delivery. This Agreement shall remain in full force and effect for a term and period equal to the Period of Affordability. Notwithstanding the immediately preceding sentence, this Agreement, and all and several of the terms hereof, shall terminate and be of no further force and effect in the event of involuntary non-compliance with the provisions of this Agreement caused by fire, seizure, requisition, foreclosure or transfer of title by deed in lieu of foreclosure (dation en paiement), change in a Federal law or an action of a Federal Agency after the date hereof which prevents LHC from enforcing the requirements hereof, or condemnation or other similar event: provided, however, that the preceding provisions of this sentence shall cease to apply and the restrictions contained herein shall be automatically reinstated if, at any time subsequent to the termination of the Mortgage or the transfer of title by deed in lieu of foreclosure (dation en paiement), the Borrower or any related person (within the meaning of Section 147(a)(2) of the Code) obtains an ownership interest in the Property for Federal

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

income tax purposes. Upon the termination of all and several of the terms of this Agreement, the parties hereto agree to execute, deliver and record appropriate instruments of release and discharge of the terms hereof; provided, however, that the execution and delivery of such instruments shall not be necessary or a prerequisite to the termination of this Agreement in accordance with its terms.

This Agreement shall expire of its own terms at the end of the Period of Affordability. Thereafter, LHC and the Borrower shall take whatever steps may be necessary or desirable to cause the release of this Agreement and its cancellation of record.

SECTION 5. Sale or Transfer of Property. So long as the Program Note remains outstanding the Borrower hereby covenants and agrees not to sell, transfer, or otherwise dispose of the Property, or any portion thereof.

Conditional Contracts of Sale of Property or "Bond for Deeds" or other agreements whereby the purchase and subsequent transfer of the subject property is intended after the payment of a stipulated sum, are strictly prohibited and considered non-compliance with Program regulations.

It is hereby expressly stipulated and agreed that any sale, transfer, conditional contract of sale or other disposition of the Property in violation of this Section 5 shall be null, void and without effect shall cause a reversion of title to the Borrower and shall be ineffective to relieve the Borrower of its obligations under this Agreement.

SECTION 6. Recapture Provisions. Federal regulations for the HOME Program specify certain requirements for resale restrictions or recapture provisions when HOME funds are used to assist with a homeownership purchase, whether the purchase is with or without rehabilitation. The housing unit must be the principal residence of the family throughout the period of affordability. To ensure affordability, the Corporation has imposed recapture requirements conforming to the standards of 24 CFR 92.254, as stated herein. It is the Corporation's policy to recapture the HOME Funds Loan.

SECTION 7. Covenants to Run with the Land. The Borrower hereby subjects the Property to the covenants, reservations and restrictions set forth in this Agreement. LHC and the Borrower hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land to the extent permitted by law and shall pass to and be binding upon the Borrower's successors in title to the Property throughout the term of this Agreement. Each and every contract, deed, mortgage or other instrument hereafter executed affecting or conveying the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

SECTION 8. Burden and Benefit. LHC and the Borrower hereby declare their understanding and intent that the burden of the covenants set forth herein touch and concern the land in that the Borrower's legal interest in the Property is rendered less valuable thereby. LHC and the Borrower hereby further declare their understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the intended beneficiaries of such covenants, reservations and restrictions, and by furthering the public purposes for which LHC financed the HOME Program Note.

SECTION 9. Enforcement. If the Borrower defaults in the performance or observation of any covenant, agreement or obligation of the Borrower set forth in this Agreement, and if such default remains

uncured for a period of thirty days after written notice thereof shall have been given by LHC to the Borrower, then LHC shall declare an "Event of Default" to have occurred hereunder, and, at its option, may take any one or more of the following steps:

- (i) By mandamus or other suit, action or proceeding at law, including injunctive relief, require the Borrower to perform its obligations and covenants hereunder or enjoin any acts or things which may be unlawful or in violation of the rights of LHC hereunder;
- (ii) Take such other action at law as may appear necessary or desirable to enforce the obligations, covenants and agreements of the Borrower hereunder.

LHC shall have the right, in accordance with this Section, without the consent, approval or knowledge of any person, to exercise any or all of the rights or remedies of LHC hereunder.

SECTION 10. Recording and Filing. LHC shall cause this Agreement, all amendments and supplements hereto and thereto, to be recorded and filed in the conveyance and mortgage property records of the Parish and in such other places as LHC may reasonably request.

SECTION 11. Governing Law. This Agreement shall be governed by the laws of the State of Louisiana.

SECTION 12. Amendments. This Agreement shall be amended only by a written instrument executed by the parties hereto or their successors in title, and duly recorded in the conveyance and mortgage property records of the Parish.

SECTION 13. Notice. Any notice required to be given hereunder shall be given by certified or registered mail, postage prepaid, return receipt requested, at the addresses specified below, or at such other addresses as may be specified in writing by the person in question:

LHC: Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808
Attention: Executive Director

Servicer: Standard Mortgage Corporation
701 Poydras #300 Plaza
New Orleans, LA 70139
Attention: Trailing Documents

Borrower(s) _____

Property Address _____
City _____ State _____
Parish _____ Zip Code _____

SECTION 14. Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

SECTION 15. Multiple Counterparts. This Agreement may be simultaneously executed in multiple counterparts, all of which shall constitute one and the same instrument, and each of which shall be deemed to be an original.

(EXECUTION AT TIME OF LOAN APPLICATION)

Date: _____	_____
	Borrower (Please Type Name): _____
Date: _____	_____
	Borrower (Please Type Name): _____
Date: _____	_____
	Borrower (Please Type Name): _____

(EXECUTION AT TIME OF LOAN CLOSING)

THUS DONE AND SIGNED on the _____ day of _____, 20____ before me, the undersigned Notary Public, in the Parish of _____, Louisiana and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

LOUISIANA HOUSING CORPORATION

WITNESSES:

_____	_____
(Please Type Name): _____	Edselle Keith Cunningham, Jr. Executive Director

_____	_____
(Please Type Name): _____	Notary Public _____ Bar Roll # _____ In and for the Parish and State aforesaid LOUISIANA HOUSING CORPORATION My Commission Expires at Death

THUS DONE AND SIGNED on the _____ day of _____, 20____ before me, the undersigned Notary Public, in the Parish of _____, Louisiana and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

BORROWERS:

Date: _____	_____
	Borrower (Please Type Name): _____

Date: _____	_____
	Borrower (Please Type Name): _____

Date: _____	_____
	Borrower (Please Type Name): _____

WITNESSES:

_____	_____
(Please Type Name): _____	Notary Public In and for the parish and state aforesaid
_____	_____
(Please Type Name): _____	Please Type Name

	Please Type Bar Roll Number

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit A to Exhibit E2
Complete Legal Description of Property

Exhibit F

Mortgage Revenue Bond Program

Closing Review Checklist

LHC Loan Number _____ Closing Date _____

Borrower(s) _____

Lender _____

	Name	Phone	Email
Loan Officer	_____	_____	_____
Processor	_____	_____	_____
Underwriter	_____	_____	_____
Manager	_____	_____	_____

Closing Package Submission:

- 1 ___ **Exhibit F** – Mortgage Revenue Bond Program Closing File Checklist
- 2 ___ **Exhibit B** – Mortgage Revenue Bond Program Confirmation Report
- 3 ___ **Exhibit G** – Mortgage Revenue Bond Program Closing Certification
- 4 ___ **Exhibit D** – Mortgage Revenue Bond Program Borrower's Affidavit and Notice of Potential Recapture Tax
- 5 ___ **Exhibit D1** – Mortgage Revenue Bond Program Acquisition Cost Worksheet
- 6 ___ **Exhibit D2** – Mortgage Revenue Bond Program Income Eligibility Worksheet
- 7 ___ **Exhibit H** – Mortgage Revenue Bond Program Tax Exempt Program Rider
- 8 ___ **Exhibit I** – Mortgage Revenue Bond Program Notice to FHA / VA Buyers (if applicable)
- 9 ___ **Exhibit J** – Mortgage Revenue Bond Program Seller Affidavit
- 10 ___ Copy of executed Closing Disclosure
- 11 ___ Final 1008 Transmittal Summary
- 12 ___ Final signed 1003 Loan Application

Assisted Program Only

- 13 ___ Certified Recorded Copy of the original signed and executed Second Mortgage Instrument
- 14 ___ Original signed and executed Second Mortgage Promissory Note

HOME Program Only

- 15 ___ **Exhibit E1** – Mortgage Revenue Bond Program Home Summary
- 16 ___ **Exhibit E2** – Certified Recorded Copy of the Mortgage Revenue Bond Program Home Regulatory Agreement with detailed property legal description on Exhibit A attachment

Louisiana Housing Corporation must receive the Closing Package within eighty-five (85) days from the reservation date.

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit G
Mortgage Revenue Bond Program
Closing Certification

LHC Loan Number _____ Mortgage Loan Amount _____
Closing Date _____ Assistance _____

Borrower(s) _____

Property Address _____
Property City _____ Property Parish _____
Property State _____ Property Zip Code _____

Lender _____

Capitalized Terms herein shall have the meaning ascribed to them in the Mortgage Origination Agreement executed between the Lender and the Issuer.

The undersigned, acting as a duly elected officer of and on behalf of the Lender indicated above, hereby certifies and warrants to the Louisiana Housing Corporation (the "Issuer"), and its agents, the following:

- (a) The Lender has closed a Mortgage Loan to the Eligible Borrower on the date, in the amount and for the property indicated above.
- (b) The cash down payment and closing costs have been provided by or on the behalf of the borrower in accordance with the HOME Origination Agreement and the Program Notice and related Series of Bonds pursuant to which the Mortgage Loan was originated. The Lender has not provided any financing in this transaction except for the subject Mortgage Loan and the HOME Assistance if the Mortgagor qualified therefore. Other than the HOME Assistance, the Lender has not advanced funds or solicited any such advance for the required payments of the Mortgage Loan.
- (c) The Lender has received a title insurance binder insuring the lender and its assigns with respect to title to the property (the "Title Policy") and all premiums required to establish such insurance in full force and effect have been paid. The title insurance binder complies with the requirements of the HOME Origination Agreement and the Lender is not aware of any facts or circumstances which would affect the delivery of the final title insurance policy in accordance with time and form requirements of the HOME Origination Agreement.

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

- (d) Except with respect to Permitted Encumbrances permitted by the Title Policy, the Lender has made all payments necessary to extinguish all liens shown on the Title Policy and has received and recorded all documents or instruments necessary to cure all defects and to cause the elimination of all exceptions shown on the Title Policy.
- (e) The deed to the property, the Note and Mortgage on the property, the Assignment of the Mortgage to the Issuer, and all of the documents necessary for the transfer of title to the Property to the Eligible Borrower, for the granting of a Note and Mortgage on the Mortgaged Property to the Lender and the assignment of such Note and Mortgage to the Issuer have been duly executed, acknowledged, received, and recorded. The lien securing the Mortgage Loan has been perfected by recording and has not been impermissible satisfied, subordinated or impaired. The Mortgage Loan is not subject to any other pledge or assignment.
- (f) The Lender has received an original Insurance Binder or Policy for Standard Hazard Insurance mortgage insurance and flood insurance (where applicable) as required by the HOME Origination Agreement; and is not aware of any fact or circumstance which would affect the delivery of the Standard Hazard Insurance if not previously received in a timely manner and acceptable form. All premiums required to establish such insurance(s) in full force and effect have been paid.
- (g) Lender has inspected or caused a qualified inspector or an appraiser to inspect the Single Family Residence and has determined that the Single Family Residence (i) constitutes a completed residence unit, (ii) does not contain land in excess of normal requirements, (iii) shows no evidence of use or design for use in a trade or business of the Mortgagor (provided that use of 15% or less of the total area of the residence for commercial use shall not be deemed use in a trade or business), (iv) is occupied by, or will be occupied within the next 60 days by, the Mortgagor as Mortgagor's principal residence and (v) satisfies Minimum Property Standards (MPS).
- (h) All of the affidavits supplied have been reviewed, and the Lender has no knowledge of any false statement therein.
- (i) The Compliance Package in connection with the Mortgage in the principal amount of _____ is being made to below, as Mortgagor, with a reference to a residence located in _____ Parish, Louisiana.
- Borrower(s) _____
- _____
- _____
- (j) Copies of the Mortgagor's federal income tax returns for the last three years together with other supporting documentation demonstrating that the Mortgagor's Household Size is _____ persons and the Mortgagor's Annualized Monthly Income of _____ is equal to or less than Maximum Household Income Limits in the Parish of _____ (the "Parish") of _____.
- (k) The Sales Contract submitted as part of the Loan Package evidences an acquisition cost of _____ which is within the Maximum Acquisition Cost of _____ for one unit residences within the Parish. Purchase Agreement was valid as of date of closing.

(l) The Notarized Borrower's Affidavit and Certification **Exhibit D** (including the Acquisition Cost Worksheet attached thereto) as of the closing of the Mortgage Loan has been submitted and reflects an acquisition cost of _____ which is equal to or less than the Maximum Acquisition Cost of _____ for residences within the Parish as follows:

- (a) Maximum Permissible Acquisition Cost for ____ unit residence _____
- (b) Total Acquisition Cost from Borrower's Affidavit _____
- (c) Subtract b from a (must be positive or -0-) _____

(m) The Affidavit of Seller **Exhibit J** reflects an Acquisition Cost of _____ which is equal to or less than the Acquisition Cost of _____ from Borrower Affidavit listed in l(b) above.

(n) (a) The purchase contract for said property contains "Lead-Based Paint Addendum to Sales Contract - Property Built before 1978", (b) the Borrower has been provided a pamphlet "Protect Your Family From Lead in Your Home", and (c) the Loan package contains either (i) a statement by a person trained to identify deteriorated paint that the residence contains no lead-based paint hazards or (ii) if lead-based paint hazards have been identified, a Clearance Inspection Report by a certified risk assessor or clearance technician states that all lead-based hazards have been eliminated.

(o) There have been no changes to the Applications, Affidavits, or other information submitted as part of the Mortgage Revenue Bond Program Compliance Checklist **Exhibit A** for compliance review by the Louisiana Housing Corporation.

(p) The fees and charges by the Seller or Borrower in connection with the closing of the Mortgage Loan are as follows:

Tax Service Fee:	_____
Compliance Fee:	_____
HQS Inspection Fee:	_____
Flood Certification Fee:	_____
Funding Fee:	_____
Wire Fee:	_____
Other: _____	_____
TOTAL:	_____

(q) Monthly Mortgage Loan Payments will be level and initially consist of the following components:

Principal and Interest:	_____
Property Tax Escrows:	_____
Insurance Escrows:	_____
PMI / MIP:	_____
Other: _____	_____
TOTAL:	_____

(r) The Notice to Eligible Borrower Regarding Potential Recapture Tax has been completed and executed by Borrower.

- (s) The Tax-Exempt Program Rider has been completed, executed and filed as an addendum to the Mortgage.
- (t) Initial Principal, Interest, Taxes and Insurance (PITI) in connection with the Mortgage Loan is equal to _____ of the Borrower's Household Income.
- (u) The undersigned Lender, based on its own investigation and verification, hereby certifies that the above-referenced mortgage loan is a Mortgage Loan as defined by the Mortgage Origination Agreement executed between the Lender and the Issuer, among the Corporation, the Servicer, and the undersigned, as Lender, and complies with all covenants, warranties and representations made by the undersigned with respect to such mortgage loan as set forth in such HOME Origination Agreement. The Lender hereby further certifies that the Mortgagor was provided a completed "Notice to Mortgagor of Information Regarding Potential Recapture Tax" (the "Subsidy Notice") and that the Mortgagor executed such Subsidy Notice and an original copy of such Subsidy Notice is part of the Loan Package. The Lender further certifies that the real estate broker reporting requirements of Section 6045(e) of the Internal Revenue Code has been or will be satisfied.

Based upon the above, and under the penalty of perjury, I certify that the proposed Mortgage Loan is in compliance with Section 143 of the Internal Revenue Code of 1986, as amended, and the Issuer's Program.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20_____.

Lender: _____

Signature: _____

Print Name: _____

Phone: _____ Fax: _____

Email: _____

Exhibit H

Mortgage Revenue Bond Program

Tax-Exempt Program Rider

This Tax-Exempt Financing Rider is made on this day of _____, and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note ("Note") to

Lender _____

("Lender") of the same date and covering the property described in the Security Instrument and located at:

Property Address _____
Property City _____ Property Parish _____
Property State _____ Property Zip Code _____

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

Lender, or such of its successors or assigns as may by separate instrument assume responsibility for assuring compliance by the Borrower with the provisions of this Tax Exempt Financing Rider, may require immediate payment in full of all sums secured by this Security Instrument if:

- (a) All or part of the Property is sold or otherwise transferred (other than by devise, descent or operation of law) by Borrower to a purchaser or other transferee.
 - (i) Who cannot reasonably be expected to occupy the property as a principal resident within a reasonable time after the sale or transfer, all as provided in Section 143 of the Internal Revenue Code; or
 - (ii) Who has had a present ownership interest in a principal residence during any part of the three-year period ending on the date of the sale or transfer, all as provided in Section 143 of the Internal Revenue Code; or
 - (iii) At an acquisition cost which is greater than 90 percent of the average area purchase price (greater than 110 percent for targeted area residences), all as provided in Section 143 of the Internal Revenue Code; or
 - (iv) Whose family income exceeds 115 percent of applicable median family income (140 percent for a family in a targeted area residence), all as provided in Section 143 of the Internal Revenue Code; or
- (b) Borrower fails to occupy the property described in the Security Instrument without prior written consent of Lender or its successors or assigns described at the beginning of this Tax Exempt Financing Rider; or

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

(c) Borrower omits or misrepresents a fact that is material with respect to the provisions of Section 143 of the Internal Revenue Code in an application for a loan secured by this Security Instrument.

References are to the 1986 Internal Revenue Code in effect on the date of execution of the Security Instrument and are deemed to include the implementing regulations.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions of this Tax-Exempt Financing Rider.

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Exhibit I
Mortgage Revenue Bond Program
Notice to FHA / VA Buyers

Your home purchase is being financed with a Mortgage Loan made available with the assistance of the Louisiana Housing Corporation (the "Corporation"). This Mortgage Loan is made at an interest rate below what is usually being charged. Because of this, your Mortgage Loan provides that you cannot sell your home to a person ineligible for assistance from the Corporation, unless you pay your loan in full. If you sell your home to a party ineligible for the Corporation's assistance, the Corporation may demand immediate full repayment of the Mortgage Loan. This could result in foreclosure of your mortgage and repossession of the property. In addition, if you rent the property for more than one year, fail to occupy the property as your principal residence for a continuous period in excess of one year or if you have committed fraud or intentionally misrepresented yourself when you applied for the Mortgage Loan, the Lender may foreclose your Mortgage Loan and repossess the property. If the Lender takes your home through a foreclosure of the Mortgage Loan because of these reasons, HUD (or the VA if your Mortgage Loan is VA-Guaranteed) will not be able to help you.

If the money received from the foreclosure sale is not enough to pay the remaining amount of money you owe on the Mortgage Loan, the Corporation may obtain a deficiency judgment against you (a court ruling that you must pay whatever money is still owed on the loan after the foreclosure sale). Such judgment will be taken over by HUD (or VA if your Mortgage Loan is VA-Guaranteed) if the Corporation files an insurance claim against HUD (or VA if your Mortgage Loan is VA-Guaranteed) because of the foreclosure. HUD (or VA if your Mortgage Loan is VA-Guaranteed) may then bring an action against you to collect the judgment.

Your signature below indicates you've read the foregoing and understand its contents.

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Exhibit J
Mortgage Revenue Bond Program
Affidavit of Seller

The undersigned, hereby states under oath that:

Seller(s) _____

1. I am the seller of the single family residence located at:

Property Address _____
Property City _____ Property Parish _____
Property State _____ Property Zip Code _____

and legally described as follows:

2. The residence is being sold to (the "Purchaser") listed below pursuant to an agreement dated _____, which represents the complete and total agreement between the Purchaser and me with respect to the sale of the residence.

Borrower(s) _____

The Acquisition Cost of the residence is _____ or less.

I understand that for the purposes of the foregoing the Acquisition Cost of the residence is the purchaser's costs of acquiring the residence from me as a completed residential unit. The Acquisition Cost includes:

- (a) All amounts paid, either in cash or in kind, by the purchaser (or a related party or for the benefit of the purchaser) to me as seller (or a related party or for the benefit of me, as seller) as consideration for the residence.
- (b) If the residence is incomplete, the reasonable cost of completing the residence whether or not the cost of completing construction is to be financed with proceeds of the purchaser's mortgage loan.

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

The Acquisition Cost does not include:

- (a) The usual and reasonable settlement or financing costs. Settlement costs include titling and transfer costs, title insurance, survey fees, or other similar costs. Financing costs include credit reference fees, legal fees, appraisal expenses, origination fees which are paid by the purchaser (but not the seller, even though borne by the purchaser through a higher purchase price) or other costs of financing the residence.
 - (b) The value of services performed by any purchaser's family in completing the residence. For purposes of the preceding sentence, the family of an individual includes only the individual's brother and sisters (whether by whole or half blood), spouse, ancestors, and lineal descendants.
 - (c) The cost of land which has been owned by any purchaser for at least two years prior to the date on which construction of the residence begins.
3. The residence contains either (i) no more than one dwelling unit or, (ii) if the residence contains two or more units, the property was initially completed and occupied as a residence at least five years prior to the date of this Affidavit.
4. No part of the proceeds of the Mortgage Loan will be used directly or indirectly to repay an existing mortgage loan made to the Purchaser or to any person acting on behalf of the Purchaser by me, or by any person acting on my behalf other than a construction period loan or temporary initial financing of 24 months or less with respect to the residence.
5. The residence (mark where applicable) is:
- (a) new and has not been previously occupied _____
 - (b) has been previously occupied _____
6. If the residence is new, all areas and facilities required by any (other than on an optional basis) have been provided and are complete.

Certifications 7 and 8 apply only to HOME/MRB Funded Loans:

7. If the residence is not occupied by the Seller, the tenant has been given written notice that relocation assistance is available to assist the tenant to move to a unit of comparable size and with comparable rent previously charged such tenant. If the residence is occupied by the Seller, the Seller acknowledges that the purchaser is being assisted with HOME Funds, the Sales Price is less than or equal to Appraised Value and that no power of eminent domain has been exercised in financing the sale to the Purchaser.
8. If the residence was built prior to 1978 (a) there are no known lead-based paint hazards in the residence or, if such hazards exist, the purchaser has been provided written notice of such hazards and such purchaser has acknowledged such hazards in writing, (b) the purchaser has been given a ten (10) day opportunity to conduct a risk assessment or inspection for the presence of a lead-based paint and/or lead - based paint hazards before the purchaser was bound under the purchase contract and (c) the purchase contract contains the "Lead Based Paint Addendum to Sales Contract - Property Built before 1978".

(EXECUTION AT CLOSING)

Date: _____
Seller
(Please Type Name): _____

Date: _____
Seller
(Please Type Name): _____

Date: _____
Seller
(Please Type Name): _____

STATE OF LOUISIANA

PARISH OF _____

On this _____ day of _____, before me, a
Notary Public within and for said Parish and State, personally appeared

_____, to me known to be the person(s) described in and who, being by me first duly sworn, executed the foregoing Affidavit of Seller, and acknowledged, deposed and said that he/she/they executed the same as his/her/their free act and deed and states that the information and certifications contained therein are true and correct.

Notary Public
In and for the parish and state aforesaid

Please Type Name

Please Type Bar Roll Number

Exhibit K

Mortgage Revenue Bond Program

Reservation Request

(Backup Document – Contact Single Family before Submission)

Lender _____

	Name	Phone	Email
Loan Officer	_____	_____	_____
Processor	_____	_____	_____
Manager	_____	_____	_____

Mortgage Loan Amount _____ Estimated Closing Date _____

Acquisition Cost Amount _____ Assistance _____

Program Selection _____ Assisted _____ HOME _____

Loan Product Type _____ Target Area _____

Borrower(s)	Social Security Number(s)	Date of Birth	Sex	Race
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Credit Score _____ Marital Status _____ Ethnicity _____

Income _____ AMI _____ Number in Household _____

Front End Ratio _____ Back End Ratio _____

Property Address _____

City _____ Parish _____

Zip Code _____ Census Tract _____ Unit _____ Year Built _____

New/Existing _____ Number of Bedrooms _____ Building Type _____

I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE INFORMATION ABOVE IS CORRECT.

Date: _____ Preparer's Name: _____

Preparer's Title: _____

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit L

Mortgage Credit Certificate Program

Underwriter Certification Form

(Backup Document – Contact Single Family before Submission)

I have reviewed the Mortgage Revenue Bond Program Compliance Package for the Borrower(s) named herein, and have approved this loan for the purposes of credit and compliance with the Mortgage Revenue Bond Program:

Reservation Date	_____	Borrower(s)	_____
LHC Number	_____		_____
SMC Number	_____		_____
Property Address	_____		
Property City	_____		
Property State	_____	Property Zip Code	_____
Property Type	_____	Property Parish	_____
Mortgage Loan Amount	_____	Acquisition Cost	_____
Assistance	_____	Closing Date	_____
Total Projected Household Income	_____	Number Employed	_____
Household Size	____	Dependents Under 18	____
		First Time Home Buyer	____ Yes ____ No
Name	_____	Phone	_____
Email	_____		
Loan Officer	_____		_____
Underwriter	_____		_____

I am certifying that I have reviewed the compliance package for the mortgagor(s) named herein, and have approved this application for compliance with the Mortgage Revenue Bond Program in the following areas:

1. Applicant is a First Time Home Buyer.
2. Total Gross Household Income is below the Income Limits set forth by the Program. See **Exhibit N1 or Exhibit N2**.
3. Property Acquisition Cost is below the Maximum Permissible Acquisition Cost Limits set forth by the Program. See **Exhibit O**.
4. Property Type is acceptable per Program Guidelines.

Lender

Signature of Underwriter

Date

Print Name of Underwriter

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit M
Mortgage Revenue Bond Program
Extension Request

Reservation Date _____ Borrower(s) _____
LHC Number _____
SMC Number _____

Property Address _____
Property City _____ Property Parish _____
Property State _____ Property Zip Code _____

Lender _____

	Name	Phone	Email
Loan Officer	_____	_____	_____
Processor	_____	_____	_____
Underwriter	_____	_____	_____
Manager	_____	_____	_____

Lender acknowledges that there will be a fee of \$375, listed below, assessed at the time of purchase by Standard Mortgage for the 30 day extension lock. The \$375 extension fee will be netted from the First Mortgage Loan when purchased by Standard Mortgage. If the loan is not purchased, the Lender will be billed by LHC for the extension fee of \$375. Any Lender with total outstanding extension fees of 90 days will not be eligible to continue to participate in the program until the unpaid balance is paid in full.

Lender

Signature of Lender Representative _____ Date

Print Name of Lender Representative _____ Title

Exhibit N1
Mortgage Revenue Bond Program
Maximum Permissible Family Income Limits
per Parish for 2017

		Non-Targeted Limit		Targeted Limit	
		2 or less	3 or more	2 or less	3 or more
A.	State	58,400	67,160	70,080	81,760
B.	Parish				
	Acadia	58,400	67,160	70,080	81,760
	Allen	58,400	67,160	70,080	81,760
	Ascension	67,900	78,085	81,480	95,060
	Assumption	58,400	67,160	70,080	81,760
	Avoyelles	58,400	67,160	70,080	81,760
	Beauregard	62,400	71,760	74,880	87,360
	Bienville	58,400	67,160	70,080	81,760
	Bossier	58,400	67,160	70,080	81,760
	Caddo	58,400	67,160	70,080	81,760
	Calcasieu	58,500	67,275	70,200	81,900
	Caldwell	58,400	67,160	70,080	81,760
	Cameron	58,500	67,275	70,200	81,900
	Catahoula	58,400	67,160	70,080	81,760
	Claiborne	58,400	67,160	70,080	81,760
	Concordia	58,400	67,160	70,080	81,760
	DeSoto	58,400	67,160	70,080	81,760
	East Baton Rouge	67,900	78,085	81,480	95,060
	East Carroll	58,400	67,160	70,080	81,760
	East Feliciana	67,900	78,085	81,480	95,060
	Evangeline	58,400	67,160	70,080	81,760
	Franklin	58,400	67,160	70,080	81,760
	Grant	58,400	67,160	70,080	81,760
	Iberia	58,400	67,160	70,080	81,760
	Iberville	58,400	67,160	70,080	81,760
	Jackson	58,400	67,160	70,080	81,760
	Jefferson	63,300	72,795	75,960	88,620
	Jefferson Davis	58,400	67,160	70,080	81,760
	Lafayette	65,500	73,325	78,600	91,700
	Lafourche	58,400	67,160	70,080	81,760
	LaSalle	58,400	67,160	70,080	81,760
	Lincoln	58,400	67,160	70,080	81,760
	Livingston	67,900	78,085	81,480	95,060

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

By Family Size	Non-Targeted Limit		Targeted Limit	
	2 or less	3 or more	2 or less	3 or more
Madison	58,400	67,160	70,080	81,760
Morehouse	58,400	67,160	70,080	81,760
Natchitoches	58,400	67,160	70,080	81,760
Orleans	63,300	72,795	75,960	88,620
Ouachita	58,400	67,160	70,080	81,760
Plaquemines	63,300	72,795	75,960	88,620
Pointe Coupee	67,900	78,085	81,480	95,060
Rapides	58,400	67,160	70,080	81,760
Red River	58,400	67,160	70,080	81,760
Richland	58,400	67,160	70,080	81,760
Sabine	58,400	67,160	70,080	81,760
St. Bernard	63,300	72,795	75,960	88,620
St. Charles	63,300	72,795	75,960	88,620
St. Helena	67,900	78,085	81,480	95,060
St. James	64,100	73,715	76,920	89,740
St. John the Baptist	63,300	72,795	75,960	88,620
St. Landry	58,400	67,160	70,080	81,760
St. Martin	65,500	75,325	78,600	91,700
St. Mary	58,400	67,160	70,080	81,760
St. Tammany	63,300	72,795	75,960	88,620
Tangipahoa	58,400	67,160	70,080	81,760
Tensas	58,400	67,160	70,080	81,760
Terrebonne	58,400	67,160	70,080	81,760
Union	58,400	67,160	70,080	81,760
Vermilion	59,100	67,965	70,920	82,740
Vernon	58,400	67,160	70,080	81,760
Washington	58,400	67,160	70,080	81,760
Webster	58,400	67,160	70,080	81,760
West Baton Rouge	67,900	78,085	81,480	95,060
West Carroll	58,400	67,160	70,080	81,760
West Feliciana	67,900	78,085	81,480	95,060
Winn	58,400	67,160	70,080	81,760

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit N2
HOME / Mortgage Revenue Bond Program
Maximum Permissible Family Income Limits
Per Parish For 2017

Parish	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Acadia	26450	30200	34000	37750	40800	43800	46850	49850
Allen	28500	32550	36600	40650	43950	47200	50450	53700
Ascension	38050	43450	48900	54300	58650	63000	67350	71700
Assumption	31750	36250	40800	45300	48950	52550	56200	59800
Avoyelles	26450	30200	34000	37750	40800	43800	46850	49850
Beauregard	34950	39950	44950	49900	53900	57900	61900	65900
Bienville	26450	30200	34000	37750	40800	43800	46850	49850
Bossier	31750	36250	40800	45300	48950	52550	56200	59800
Caddo	31750	36250	40800	45300	48950	52550	56200	59800
Calcasieu	32800	37450	42150	46800	50550	54300	58050	61800
Caldwell	27100	30950	34800	38650	41750	44850	47950	51050
Cameron	32800	37450	42150	46800	50550	54300	58050	61800
Catahoula	27550	31450	35400	39300	42450	45600	48750	51900
Claiborne	26450	30200	34000	37750	40800	43800	46850	49850
Concordia	26450	30200	34000	37750	40800	43800	46850	49850
DeSoto	31750	36250	40800	45300	48950	52550	56200	59800
East Baton Rouge	38050	43450	48900	54300	58650	63000	67350	71700
East Carroll	26450	30200	34000	37750	40800	43800	46850	49850
East Feliciana	38050	43450	48900	54300	58650	63000	67350	71700
Evangeline	26450	30200	34000	37750	40800	43800	46850	49850
Franklin	26450	30200	34000	37750	40800	43800	46850	49850
Grant	30450	34800	39150	43450	46950	50450	53900	57400
Iberia	29600	33800	38050	42250	45650	49050	52400	55800
Iberville	31150	35600	40050	44500	48100	51650	55200	58750
Jackson	26600	30400	34200	38000	41050	44100	47150	50200
Jefferson	35500	40550	45600	50650	54750	58800	62850	66900
Jefferson Davis	29350	33550	37750	41900	45300	48650	52000	55350
Lafayette	36700	41950	47200	52400	56600	60800	65000	69200
Lafourche	32850	37550	42250	46900	50700	54450	58200	61950
LaSalle	31850	36400	40950	45500	49150	52800	56450	60100
Lincoln	30350	34650	39000	43300	46800	50250	53700	57200
Livingston	38050	43450	48900	54300	58650	63000	67350	71700

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Parish	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Madison	26450	30200	34000	37750	40800	43800	46850	49850
Morehouse	26450	30200	34000	37750	40800	43800	46850	49850
Natchitoches	26450	30200	34000	37750	40800	43800	46850	49850
Orleans	35500	40550	45600	50650	54750	58800	62850	66900
Ouachita	29500	33700	37900	42100	45500	48850	52250	55600
Plaquemines	35500	40550	45600	50650	54750	58800	62850	66900
Pointe Coupee	38050	43450	48900	54300	58650	63000	67350	71700
Rapides	30450	34800	39150	43450	46950	50450	53900	57400
Red River	27550	31450	35400	39300	42450	45600	48750	51900
Richland	26450	30200	34000	37750	40800	43800	46850	49850
Sabine	27950	31950	35950	39900	43100	46300	49500	52700
St. Bernard	35500	40550	45600	50650	54750	58800	62850	66900
St. Charles	35500	40550	45600	50650	54750	58800	62850	66900
St. Helena	38050	43450	48900	54300	58650	63000	67350	71700
St. James	35950	41050	46200	51300	55450	59550	63650	67750
St. John the Baptist	35500	40550	45600	50650	54750	58800	62850	66900
St. Landry	26450	30200	34000	37750	40800	43800	46850	49850
St. Martin	36700	41950	47200	52400	56600	60800	65000	69200
St. Mary	28750	32850	36950	41050	44350	47650	50950	54200
St. Tammany	35500	40550	45600	50650	54750	58800	62850	66900
Tangipahoa	30800	35200	39600	43950	47500	51000	54500	58050
Tensas	26450	30200	34000	37750	40800	43800	46850	49850
Terrebonne	32850	37550	42250	46900	50700	54450	58200	61950
Union	29500	33700	37900	42100	45500	48850	52250	55600
Vermilion	33150	37850	42600	47300	51100	54900	58700	62450
Vernon	30100	34400	38700	42950	46400	49850	53300	56700
Washington	26450	30200	34000	37750	40800	43800	46850	49850
Webster	26450	30200	34000	37750	40800	43800	46850	49850
West Baton Rouge	38050	43450	48900	54300	58650	63000	67350	71700
West Carroll	26450	30200	34000	37750	40800	43800	46850	49850
West Feliciana	38050	43450	48900	54300	58650	63000	67350	71700
Winn	26450	30200	34000	37750	40800	43800	46850	49850

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit O
Mortgage Revenue Bond Program
Maximum Permissible Acquisition Cost
For Residential Housing Units – 2018
State of Louisiana

MRB Assisted Program

<u>Unit Size</u>	<u>Unit Type</u>	<u>Non-Targeted Area Purchase Price Limit</u>	<u>Targeted Area Purchase Price Limit</u>
1	New & Existing	253,809	310,211

Use of Targeted Acquisition Cost Limit for all other parishes, property must be located in a Qualified Census Tract or a Federally Declared Disaster Area, refer to **Exhibit P**.

HOME/MRB Program

<u>Unit Size</u>	<u>Unit Type</u>	<u>Purchase Price Limit</u>
1	New & Existing	253,809

Exhibit P

Mortgage Revenue Bond Program

Qualified Targeted Census Tract Codes

For Louisiana, 2018

Federally Declared Disaster Parishes – Expiration 4/20/2018

Allen	Caldwell	Jackson	Ouachita	Tangipahoa
Ascension	Catahoula	La Salle	Rapides	Union
Avoyelles	Claiborne	Lincoln	Red River	Vernon
Beauregard	De Soto	Livingston	Richland	Washington
Bienville	East Carroll	Madison	Sabine	Webster
Bossier	Franklin	Morehouse	St. Helena	West Carroll
Caddo	Grant	Natchitoches	St. Tammany	Winn
Calcasieu				

Federally Declared Disaster Parishes – Expiration 9/2/2018

Acadia	Evangeline	Livingston	St. Landry	Vermilion
Ascension	Iberia	Pointe Coupee	St. Martin	Washington
Avoyelles	Iberville	St. Helena	St. Tammany	West Baton Rouge
East Baton Rouge	Jefferson Davis	St. James	Tangipahoa	West Feliciana
East Feliciana	Lafayette			

Parish	Tract Code							
Acadia	9601.00	9607.00	9609.00	9610.00				
Ascension	0309.00							
Allen	9503.00							
Avoyelles	0304.00	0309.00						
Bienville	9701.00	9703.00						
Bossier	0104.00	0113.00						
Caddo	0205.00	0206.00	0207.00	0211.00	0213.00	0217.00	0220.00	0221.00
	0222.00	0223.00	0224.00	0232.00	0233.00	0235.00	0236.00	0237.00
	0246.01	0246.02	0252.00	0253.00				
Calcasieu	0001.00	0002.00	0003.00	0004.00	0006.00	0007.00	0008.00	0012.02
	0014.00	0015.00	0016.00					
Catahoula	0002.00							

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Claiborne	9503.00	9504.00						
Concordia	0002.0							
De Soto	9505.00	9506.00						
East Baton Rouge	0001.00	0002.00	0003.00	0004.00	0005.00	0006.01	0006.02	0007.01
	0007.02	0009.00	0010.00	0011.02	0011.03	0011.04	0022.00	0024.00
	0025.00	0027.00	0028.01	0028.02	0030.00	0031.01	0031.03	0033.00
	0034.00	0036.03	0036.04	0040.11	0040.13	0040.14	0040.15	0042.03
	0048.00	0051.00	0052.00	0053.00				
East Carroll	0001.00	0003.00						
Evangeline	9504.00	9505.00	9506.00					
Franklin	9503.00	9506.00						
Iberia	0301.00	0308.00	0309.00	0310.00	0311.00			
Jackson	9704.00							
Jefferson	0206.00	0207.00	0215.00	0218.03	0237.00	0252.01	0255.00	0257.00
	0258.00	0259.00	0261.00	0262.00	0268.00	0269.00	0276.01	0276.02
	0277.01	0278.03	0278.12	0281.00				
Jefferson Davis	0006.00							
Lafayette	0002.00	0007.00	0008.00	0009.00	0011.00	0013.00		
Lafourche	0204.00	0207.02						
Lincoln	9603.00	9606.00	9608.00	9609.00	9610.00			
Madison	9602.00	9603.00	9604.00					
Morehouse	9504.00	9505.00	9506.00	9508.00				
Natchitoches	0004.00	0006.00	0007.00					
Orleans	0002.00	0003.00	0004.00	0006.01	0006.02	0006.03	0006.13	0007.01
	0007.02	0008.00	0009.01	0009.03	0009.04	0013.01	0014.01	0014.02
	0015.00	0017.01	0017.20	0017.22	0017.23	0017.24	0017.25	0017.30
	0017.35	0017.36	0017.37	0017.43	0017.44	0017.45	0017.49	0017.50
	0017.51	0019.00	0020.00	0021.00	0022.00	0023.00	0024.02	0025.02
	0027.00	0028.00	0029.00	0030.00	0031.00	0033.03	0033.04	0034.00
	0035.00	0036.00	0037.02	0039.00	0040.00	0044.01	0045.00	0048.00
	0049.00	0050.00	0060.00	0063.00	0069.00	0070.00	0071.01	0072.00
	0075.01	0075.02	0076.05	0085.00	0086.00	0092.00	0094.00	0100.00
	0102.00	0103.00	0131.00	0137.00	0138.00	0140.00	0141.00	0143.00
Ouachita	0006.00	0007.00	0009.00	0011.00	0014.00	0015.00	0055.00	0107.00
	0108.00	0110.00	0111.00					
Plaquemines	0505.00	0508.00						
Pointe Coupee	9519.00							
Rapides	0105.00	0110.00	0117.00	0120.00	0122.00	0127.00	0129.00	0131.00
	0139.00							
Red River	9603.00							
Richland	9705.00							

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Sabine	0003.0	0005.0						
St. Bernard	0301.05	0306.03						
St. Helena	9512.00							
St. James	0405.00							
St. John the	0706.00	0708.00	0709.00					
St. Landry	9601.00	9606.00	9609.00	9611.00	9613.00	9614.00	9615.00	9616.00
St. Martin	0205.01							
St. Mary	0411.00	0412.00	0414.00	0416.00				
St. Tammany	0405.01	0407.04						
Tangipahoa	9532.00	9533.00	9536.00	9538.00	9540.01	9541.01	9542.00	9543.00
	9544.00							
Tensas	0001.0	0002.0	0003.0					
Terrebonne	0002.01	0005.00	0007.00	0013.00	0016.00			
Union	9604.00							
Vermilion	9504.00	9508.00	9511.00					
Washington	9501.01	9503.00	9504.00	9507.00	9508.00	9509.00	9510.00	
Webster	0312.00	0313.00	0317.00	0319.00				
West Carroll	0002.00							
Winn	9603.00	9604.00						

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

Exhibit Q
Mortgage Revenue Bond Program
Requisition Form – Wiring Instructions

Instructions: In order for assistance funds to be provided at the closing, please complete the following information and e-mail to singlefamily@lhc.la.gov and mrbackcounting@lhc.la.gov no later than 36 hours prior to the day of scheduled closing with a cutoff time of 2 PM along with a copy of the preliminary complete Closing Disclosure clearly indicating the assistance being paid by Louisiana Housing Corporation and the title company issued wire instructions.

Lender _____

Closing Date _____ Closing Time _____

LHC Loan Number _____ SMC Loan Number _____

Loan Amount _____ Assistance Amount _____

Borrower(s) _____

Title Company _____

Primary Contact Name _____

Primary Contact Telephone _____

Primary Contact Email _____

Bank Name _____

Bank ABA# _____

Bank Account# _____

Bank Account Name _____

Attach copy of Preliminary Complete Closing Disclosure and title company issued wire instructions.

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/18

Exhibit R
Mortgage Revenue Bond Program
Request for Over Income Exception or Federally Declared Disaster
Targeted Area Request Form

Lender _____

	Name	Phone	Email
Loan Officer	_____	_____	_____
Processor	_____	_____	_____
Underwriter	_____	_____	_____
Manager	_____	_____	_____

Borrower(s) _____

Property Address _____
Property City _____ Property Parish _____
Property State _____ Property Zip Code _____
Property Census Tract _____

Number in Household _____ Loan Amount _____
Household Income _____ Parish Income Limit _____

The Lender is requesting _____ Over Income Exception or _____ Federally Declared Disaster Parish Targeted Area. Lender acknowledges that these funds are on First come – First served basis. The request is subject to approval from Louisiana Housing Corporation and that acceptance for the borrower is not guaranteed.

Lender must be able to justify the requested loan amount for Over Income Exception with loans previously purchased by the Master Servicer within in the 2018A Mortgage Revenue Bond Issuance at the rate of two (2) dollars for every one (1) dollar requested.

Attached are final Closing Disclosure(s) justifying the above requested loan amount. The Lender understands that the justification loan(s) are subject to verification and once accepted that same loan cannot be used for any other exception request.

Signature of Lender Representative _____ Date _____

Print Name of Lender Representative _____ Title _____

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

The Executed and Recorded Second Mortgage with Recorder's Receipt or stamped Certified must be delivered to the following Louisiana Housing Corporation and a fully Executed and Recorded Copy to Standard Mortgage Corporation. Please send via Certified or Express Mail w/return receipt (Fed Ex, etc.) to the addresses below:

**Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, Louisiana 70808
Attention: Single Family Department**

AND

**Standard Mortgage Corporation
701 Poydras
#300 Plaza
New Orleans, Louisiana 70139
Attention: Trailing Documents**

NOTE: All signatures must be contained on the executed Corporation signature page provided to the lender.

**Louisiana Housing Corporation
Mortgage Revenue Bond Program
Second Mortgage Instrument**

STATE OF LOUISIANA

PARISH OF _____

BE IT KNOWN that on this day, before me, the undersigned authority, a Notary Public in and for said parish, and in the presence of the undersigned witnesses, appeared

Borrower(s) _____

(herein "**Borrower**"), a person of full majority and a resident of said Parish and State, whose permanent mailing address is the Property Address stated below, who declared and acknowledged that Borrower is indebted to the **Louisiana Housing Corporation** (the "**Corporation**"), whose permanent mailing address is 2415 Quail Drive, Baton Rouge, Louisiana 70808, Attention: Single Family, in the principal sum of _____ Dollars

(_____) (the "**Original Principal Amount**") with the balance of the indebtedness, if not sooner paid, due and payable on the thirty-sixth (36th) month following the date of the Note (the "**Maturity Date**"). This Note shall become due and payable prior to the Maturity Date upon the sale or other disposition by the Borrower of the project financed by this Note or upon the refinance of the Senior Note.

TO SECURE to the Corporation the repayment of the indebtedness evidenced by the LHC Promissory Note (LHC Mortgage Revenue Bond Program) (the "**Note**"), with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this LHC Mortgage (LHC Mortgage Revenue Bond Program) (the "**LHC Mortgage**"), and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage and hypothecate to the Corporation the property described on **Exhibit A** hereto.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this LHC Mortgage; and all of the foregoing together with said property are herein referred to as the "**Property**."

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

COVENANTS AND AGREEMENTS

1. Title to Property. Borrower covenants that the Borrower is lawfully seized of the estate hereby mortgaged and has the right to mortgage and hypothecate the Property, that the Property is encumbered only by a first mortgage ("**First Mortgage**") in favor of

Lender _____

(the "**Lender**") to secure the Property, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

2. Payment of Principal and Interest. Borrower shall promptly pay to the Louisiana Housing Corporation (the "**Corporation**") or its "**Servicer**", acting on behalf of the Corporation, when due the an amount equal to the principal of and interest, if any, on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this LHC Mortgage.
3. Homeowner's Insurance. Borrower shall furnish a Homeowner's fire insurance policy which shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as the Corporation, or its assigned Servicer, may require and in such amounts and for such periods as the Corporation, or its assigned Servicer, may require; provided, that the Corporation shall not require that the amount of such coverage exceed that amount of coverage required to pay the sums secured by this LHC Mortgage plus the First Mortgage. Notwithstanding the foregoing, the Corporation, or its assigned Servicer, may advise the Borrower of the prudence of increasing such insurance to replacement or other appropriate value to safeguard the Borrower's investment in the Property.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender during the term of the First Mortgage and by the Corporation or its Servicer following payment and discharge of the First Mortgage; provided, that such approval shall not be unreasonably withheld. All premiums on insurance policies shall be paid by Borrower making payment, when due, directly to the insurance carrier or to the Lender in accordance with the provisions of the First Mortgage and to the Corporation, or its Servicer following payment and discharge of the First Mortgage.

4. Protection of Corporation's Security. If Borrower fails to perform any of the covenants and agreements contained in this LHC Mortgage, or if any action or proceeding is commenced which materially affect Lender's or the Corporation's interest in the Property, including, but not limited to, eminent domain, insolvency, respite, code enforcement, or arrangements or proceedings involving a bankrupt or decedent, then the Corporation at Corporation's option, or that of its assigned Servicer, upon notice to Borrower, may make such appearances, disburse such sums and take such action as is necessary to protect the Corporation's interest, including, but not limited to, disbursement of reasonable attorney's fees and entry upon the Property to make repairs.

Any amount disbursed by the Corporation, or its assigned Servicer, pursuant to this paragraph, with interest thereon, up to an aggregate of 50% of the original principal indebtedness, shall become additional indebtedness of Borrower secured by this LHC Mortgage. Unless Borrower and Corporation, or its assigned Servicer, agree to other terms of payment, such amounts shall be payable upon notice from the Corporation, or its assigned Servicer, to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable from time to time on the outstanding principal under the Note unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law. Nothing contained in this paragraph shall require the Corporation to incur any expense or take any action hereunder.

5. Inspection. The Corporation, or its assigned Servicer, may make or cause to be made reasonable entries upon the inspections of the Property, provided that the Corporation, or its assigned Servicer, shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to the Corporation's interest in the Property.
6. Condemnation. Upon payment in full of the First Mortgage, the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to the Corporation, or its assigned Servicer.

In the event of any taking of the Property, the proceeds (following payment in full of the First Mortgage) shall be applied to the sums secured by this LHC Mortgage, with the excess, if any, paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by the Corporation, or its assigned Servicer, to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to the Corporation, or its assigned Servicer, within 30 days after the date such notice is mailed, the Corporation, or its assigned Servicer, is authorized following payment in full of the First Mortgage to collect and apply the proceeds, at Corporation's option, or that of its Servicer, either to restoration or repair of the Property or to the sums secured by this LHC Mortgage.

7. Forbearance by Corporation Not a Waiver. Any forbearance by the Corporation, or its assigned Servicer, in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of, or preclude the exercise of, any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by the Corporation, or its assigned Servicer, shall not be a waiver of Corporation's right, or its Servicer's right, to accelerate the maturity of the indebtedness secured by this LHC Mortgage.
8. Remedies Cumulative. All remedies provided in this LHC Mortgage are distinct and cumulative to any other right or remedy under this LHC Mortgage or afforded by law or equity, and may be exercised concurrently, independently or successively.
9. Governmental Program. Borrower acknowledges that the indebtedness secured hereby is being financed pursuant to a governmental program and Borrower further covenants and agrees that, as required by such governmental program:

- (a) Borrower presently occupies the Property as Borrower's principal residence and shall maintain such Property as Borrower's principal place of residence.
 - (b) All of the proceeds of the Note are being used to acquire the Property in accordance with the provisions of the Corporation's "Single Family Mortgage Revenue Bond Program". The indebtedness secured hereby is being incurred by persons who have never had a mortgage or other encumbrance on the Property at any time prior to the execution hereof.
10. Successors and Assigns Bound; Joint and Several Liability; Captions. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of the Corporation and Borrower, subject to the provisions of paragraph 13 hereof. All covenants and agreements of Borrower shall be joint and several. The captions and headings of the paragraphs of this LHC Mortgage are for convenience only and are not to be used to interpret or defined the provisions hereof.
11. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this LHC Mortgage shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address, and (b) any notice to the Corporation, or its assigned Servicer, shall be given by certified mail, return receipt requested, to the Corporation's address stated herein or to such other address as the Corporation may designate by notice to Borrower as provided herein. Any notice provided for in this LHC Mortgage shall be deemed to have been given to Borrower or Corporation when given in the manner designated herein. Notices shall be mailed to the parties identified herein as follows:

Corporation: Louisiana Housing Corporation
 2415 Quail Drive
 Baton Rouge, LA 70808
 Attention: Single Family

Lender: Louisiana Housing Corporation
 2415 Quail Drive
 Baton Rouge, LA 70808
 Attention: Single Family

Borrower(s) _____

Property Address _____

Property City _____ Property Parish _____

Property State _____ Property Zip Code _____

12. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this LHC Mortgage at the time of execution or immediately after recordation hereof.
13. Transfer of the Property; Assumption. Without the prior written consent of the Corporation, Borrower will not sell or transfer all or any part of the Property or an interest therein, excluding (i) the creation of a lien or encumbrance subordinate hereto, (ii) the creation of a purchase money security interest, vendor's privilege or chattel mortgage for household appliances, or (iii) a transfer by devise, descent or by operation of law upon the death of Borrower (or either of them).

If all or any part of the Property or an interest therein is sold or transferred by Borrower without the Corporation's, or its Servicer's, prior written consent, the Corporation, or its assigned Servicer, may, at the Corporation's option, or that of its Servicer, declare all the sums secured by this LHC Mortgage to be immediately due and payable.

If the Corporation, or its assigned Servicer, exercises such option to accelerate, the Corporation, or its assigned Servicer, shall mail Borrower notice of acceleration in accordance with paragraph 11 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, the Corporation, or its assigned Servicer, may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 14 hereof.

14. Acceleration; Remedies. Except as provided in paragraph 13 hereof, upon Borrower's breach of any covenant or agreement of Borrower in this LHC Mortgage, including the covenants to pay when due any sums secured by this LHC Mortgage, the Corporation, or its assigned Servicer, prior to acceleration, shall mail notice to Borrower as provided in paragraph 10 hereof specifying: (1) the breach, (2) the action required to cure such breach, (3) a date not less than 30 days from the date the notice is mailed to Borrower by which such breach must be cured, and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this LHC Mortgage and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceedings the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, or if any representation by Borrower made in paragraph 9 hereof is determined to be untrue, the Corporation at Corporation's option, or that of its Servicer, may declare all of the sums secured by this LHC Mortgage to be immediately due and payable without further demand, including that provided by Article 2639 of the Louisiana Code of Civil Procedure, and may cause the Property to be seized and sold under either ordinary or executory process, with or without appraisal, to the highest bidder for cash, Borrower hereby confesses judgment in favor of the Corporation and any future holder of the Note in the full amount of all sums secured by this LHC Mortgage, including, but not limited to, attorney's fees of 10% of the sums due under the Note.
15. Mortgage Cancellation. Upon payment of all sums secured by this LHC Mortgage, the Corporation, or its assigned Servicer, shall deliver the original of said Note to Borrower so that Borrower may cancel this LHC Mortgage.
16. Vendor's Lien and Privilege. If the Corporation assigns this LHC Mortgage to a savings and loan association, the Note and other sums secured by this LHC Mortgage shall be secured by a vendor's lien and privilege on and against the Property pursuant to the provisions of Louisiana Revised Statutes, Title 6, Section 833.
17. Mortgage and Conveyance Certificates. The production of mortgage and conveyance certificates is waived by Corporation and Borrower, who release me, Notary, from all liability for non-production.
18. Successors and Assigns. The advantages, agreements, benefits, conditions, covenants and terms contained in this LHC Mortgage shall bind and inure to the benefit of Borrower and Corporation, and their respective heirs, executors, administrators, successors, assigns, and, except as otherwise provided herein, transferees. Whenever used and whenever the context of this LHC Mortgage permits or requires, the singular number shall include the plural and the plural the singular.

THUS DONE AND PASSED on the _____ day of _____, 20_____, before me, the undersigned Notary Public, qualified in said State and Parish, and in the presence of the undersigned competent witnesses who have signed with Corporation, Borrower and me, Notary, after due reading of the whole.

BORROWERS:

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

WITNESSES:

_____ (Please Type Name): _____	_____ Notary Public In and for the parish and state aforesaid
_____ (Please Type Name): _____	_____ Please Type Name
	_____ Please Type Bar Roll Number

THUS DONE AND PASSED on the _____ day of _____, 20_____, before me, the undersigned Notary Public, qualified in said State and Parish, and in the presence of the undersigned competent witnesses who have hereunto signed their names together with said appearers and me, Notary, after due reading of the whole.

WITNESSES:

LOUISIANA HOUSING CORPORATION

_____ (Please Type Name): _____	_____ Edselle Keith Cunningham, Jr. Executive Director
_____ (Please Type Name): _____	_____ Notary Public Bar Roll # _____ In and for the Parish and State aforesaid LOUISIANA HOUSING CORPORATION My Commission Expires at Death

The Executed Original Second Mortgage Promissory Note must be delivered to the Louisiana Housing Corporation and a copy to Standard Mortgage Corporation. Please send via Certified or Express Mail w/return receipt (Fed Ex, etc.) to the address below:

**Original to:
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, Louisiana 70808
Attention: Single Family Department**

AND

**Copy to:
Standard Mortgage Corporation
701 Poydras
#300 Plaza
New Orleans, Louisiana 70139
Attention: Trailing Documents**

**Louisiana Housing Corporation
Mortgage Revenue Bond Program
Second Mortgage Promissory Note**

Original Principal Amount _____
Interest Per Annum Zero Percent (0.0%)
Monthly Principal Reduction _____
Date of Note _____
Maturity Date _____
Borrower(s) _____

Property Address _____
Property City _____ **Property Parish** _____
Property State _____ **Property Zip Code** _____

FOR VALUE RECEIVED, the undersigned (“**Borrower**”) promises to pay to the LOUISIANA HOUSING CORPORATION (the “**Corporation**”) or order, on the **Maturity Date** specified above or earlier if this Note is accelerated or subject to prepayment as provided for herein the **Original Principal Amount**. The **Interest Per Annum** on the unpaid principal balance of this LHC Promissory Note (the “**Note**”) shall be as specified above. This Note is subordinate to a first mortgage lien note (the “**Senior Note**”) originated on this date to finance a portion of the purchase price of a residence to constitute the Borrower’s principal residence. The Maturity Date of this Note is thirty-six (36) months following the Date of Note specified above. This Note shall become due and payable prior to the Maturity Date upon the sale or other disposition by the Borrower of the residence financed by this Note or upon the refinance of the Senior Note prior to the Maturity Date.

If the Borrower fails at any time to occupy the residence financed by this Note and secured by the LHC Mortgage (LHC Single Family Mortgage Revenue Bond Program) (the “**LHC Mortgage**”) paraphed for identification with this Note as the Borrower’s principal residence prior to the Maturity Date of Note, the Corporation shall declare either the entire principal amount of this Note due and payable.

At the end of each month following the Date of Note, the Corporation shall, and only if the Borrower continuously occupied the residence financed by this Note as the Borrower’s principal residence, reduce the then outstanding principal balance of this Note by the Monthly Principal Reduction, which is an amount equal to 1/36th of the Original Principal Amount of this Note. This Note shall be payable at principal office of the Corporation or such other place as the Corporation may designate in the LHC Mortgage.

LHC SINGLE FAMILY REQUIRED DOCUMENT AS OF 03/01/2018

The Corporation may exercise this option to accelerate during any default by Borrower regardless of any prior forbearance. Default by the Borrower shall include the failure by the Borrower to occupy the residence financed by this Note as the principal residence of the Borrower. If suit is brought to collect this Note, the Corporation shall be entitled to collect all reasonable costs and expenses of suit, including, but not limited to, attorney's fees of ten percent (10%) of the sum due hereunder.

Presentment, notice of dishonor, protest, and the demand for payment under Article 2639 of the Louisiana Code of Civil Procedure are hereby waived by all makers, sureties, guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

Any notice to Borrower provided for in this Note shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address stated in the LHC Mortgage. Any notice to the Corporation shall be given by mailing such notice by certified mail, return receipt requested, to the Corporation at the address stated in the LHC Mortgage, or at such other address as may have been designated by written notice to Borrower.

The indebtedness evidenced by this Note is secured by a LHC Mortgage of even date. Reference is made to all of the terms and conditions of the LHC Mortgage, particularly as to the limitation on assumptions of the indebtedness evidenced by this Note.

BORROWERS:

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

Date: _____
Borrower
(Please Type Name): _____

WITNESSES:

(Please Type Name): _____

(Please Type Name): _____

Notary Public
In and for the parish and state aforesaid

Please Type Name

Please Type Bar Roll Number