

ARRIVE HOME

Earned Equity Program Underwriting Matrix v3.2.22

General Consumer Eligibility

Agency Requirements	The Arrive Home™ Earned Equity Program is a purchase transaction by a governmental entity that allows certain consumers to enter into an "ownership equity agreement" relationship to ultimately enter into homeownership. Arrive Home™ Earned Equity Program guidelines and overlays are specific to consumer qualification for the "ownership equity agreement" portion of the transaction. All are summarized here.
Consumer Eligibility	<i>US Citizens:</i> All. <i>Non-US Citizens:</i> Lawful Permanent Resident Aliens eligible with green card, US Social Security Number. <i>Non-Permanent Resident Aliens:</i> Eligible with proof of ability to repay and Individual Taxpayer Identification Number (ITIN). DACA eligible.
Property Eligibility	Allowed: SFR, PUD, townhome, attached, detached, modular, and manufactured. Condos allowed, but complex must be FHA-approved or have a spot approval documented. 1–2 units allowed. Not Allowed: Second homes, investment properties, 3–4 units, co-ops.
Non-Occupant Consumers	May be allowed. Cannot be used for <u>all</u> qualifying income. Primary occupant must document income toward qualifying PTI/DTI (UW discretion). Non-occupant consumer must sign the ownership equity agreement.

Consumer Credit History Guidelines

General	<ul style="list-style-type: none"> At least one credit score from a major bureau required to qualify. A soft pull credit report may be acceptable, provided we have sufficient housing history documented and a credit score (or "No Score") is on the soft pull. Eligible credit reports must reflect at least 1 trade line and provide at least 12 months of credit history. Alternative credit such as utilities, medical, or housing expenses may be acceptable when a credit score is not available due to lack of recent credit history. Foreign credit may be considered with supporting documentation that the repository used is comparable with major US bureaus and is supported by a participating financial institution or employer. Borrowers with no credit score may be considered per the section "Borrowers with No Credit Score".
Credit Score	Minimum 580. (Below 580 may be allowed with an approved exception.)
Borrowers with No Credit Score	May be eligible. The following will be required: <ul style="list-style-type: none"> 12 months documented verification of housing history Verified alternative credit tradelines (e.g. utility bills, other payment arrangements)
Credit Exceptions	Credit exceptions may be allowed if the consumer (post-closing) documents reserves for lease payments; amount required varies case by case, but assume 2 months or more.
Qualifying Credit Score <580	Consumer Applicants with qualifying credit scores <580 may require compensating factors to support weak credit profiles. Compensating factors may include: <ul style="list-style-type: none"> 12 months of alternative tradeline history (utility bills, cellular phone bills, or other documented payment histories); Child support or alimony payments made on-time for 12 months; or Business expenses for self-employed borrowers (not found on credit) paid on-time for 12 months Additional reserves may also qualify.
Student Loans	Must be in good standing (not delinquent or in collections). For DTI, follow FHA guidelines for calculating payments considering deferment/forbearance requirements as applicable.
Bankruptcies	<ul style="list-style-type: none"> Chapter 7: Eligible if discharged at the time of closing. Chapter 13: Eligible if discharged OR filed within 12 months of closing and evidence of successful payments made for 12 months. All bankruptcies must be recorded on the credit report.
Foreclosures, Deed-in-Lieu, Short Sales	<ul style="list-style-type: none"> Eligible upon discharge or satisfaction prior to closing. Must be recorded on credit report.

Consumer Credit History Guidelines (cont.)

Judgements and/or Tax Liens	<ul style="list-style-type: none"> • Eligible if paid, settled, and/or discharged at closing. • Eligible if a satisfactory payment arrangement is documented with a minimum of 3 payments made in the plan. • Payments in arrangement must be included in DTI (as a monthly payment of 5% of the outstanding lien balance); if payment is unable to be calculated, OK to amortize the payment of the obligation over a reasonable time frame (no greater than 180 months). <p>If the Program Participant has tax obligations from a previous year's returns, \$5,000 or greater must be proven paid, or proven to be in a satisfactory installment agreement. Compensation factors such as reserves or business cash flow may be considered if payment in full or installment agreement cannot be met.</p>
Property Tax Assessments	All transactions must be qualified for DTI purposes and impounded with the proposed tax assessment after property transfer (calculated with the current mill rate/county tax estimate), not with the current tax assessment from the previous transfer, as found from title.
Soft Credit Update/UDM/Credit Refresh	A soft credit update, debt monitoring service, or general credit refresh is required to ensure no new debt opened by the consumer prior to closing. Any bureau or vendor is acceptable.
Fraud Report	Required. Must be run to validate the government entity transaction.
DTI (Debt-to-Income)	
Maximum DTI	The consumer may have no higher than a 50% PTI (housing payment to income) / 60% DTI (total debt to income).
DTI Max Adjustments	<p>Exceptions to DTI limits may be granted with strong compensating factors including:</p> <ul style="list-style-type: none"> • Additional 24–48 month VOR reflecting no lates (a credit supplement may be required) • 2 alternative tradelines for 12 months reflecting no lates • 2 months reserves, possibly more depending on the strength of file (must provide corresponding asset statements)
Assets/Reserves	
Funds for Closing	<p>Consumers must document sufficient cash/liquidity to consummate the transaction, including the following:</p> <ul style="list-style-type: none"> • 1st payment due • Closing costs, including title fees, per title fee sheet • Sufficient down payment funds (minimum 3.5%) • 1 month housing payment in reserves <p>~Additional reserves may be required based on exceptions granted and strength of the overall transaction.</p> <p>Note: All funds for closing are finalized after receipt of the following: (1) Final CD, (2) Settlement Statement from Title, (3) Closing Request Form, and (4) Final Cost Disclosure (created by Arrive Home™ after receipt of the Final CD and Settlement Statement).</p>
Asset Documentation/Bank Statements	<p>Assets relevant to the consumer transaction require the following:</p> <ul style="list-style-type: none"> • 2 months of bank statements (most recent), covering 2 statement periods • Assets/reserves must be liquid at the time of closing
Acceptable Assets Additional Info	<p>Business bank statements are acceptable as long as ownership is documented in the borrower's name and funds used from the business account do not deplete the company's ability to operate.</p> <p>Investment accounts are acceptable if liquidation terms are documented and sufficient for closing.</p> <p>If additional funds are needed to consummate the transaction, a LOE must be provided to certify the deposited funds did not come directly, or indirectly, from the seller, the real estate agent, the lender, or any other interested party to the transaction.</p>
Gift Funds	Gift funds are acceptable for funds to close.
Verification and Wiring for Funds to Close	<p>If underwriting is unable to verify total funds required to close the lease in the program participant's account, then the underwriter will attempt to verify at least 3.5% of the purchase price. If at least 3.5% can be verified, Arrive Home™ requires documentation where the rest of the funds will be derived from: a gift letter with the standard FHA verbiage is acceptable or, as an alternative, a LOE may be provided. If an LOE is provided, the LOE must contain verbiage indicating that the funds are not in any way derived from an interested party to the transaction. Funds then should be deposited into the program participant's bank account. When the funds are wired to TRHEEA, we will require a copy of the wire confirmation evidencing that the funds came from the program participants account.</p> <p>If 3.5% cannot be verified, a LOE may be submitted using the above guidance to evidence from where the funds will be derived, otherwise the file will be suspended pending verification of funds.</p> <p>Earnest money funds paid by the program participant are considered verified funds.</p>

Housing History

Rental	<p>12 months of documented payment history required. The history must show good standing: no prior evictions, no late payments, and no balances remaining upon termination of lease agreement.</p> <p>The following documentation is allowed:</p> <ul style="list-style-type: none"> • Fully completed VOR • Private Landlord/Private VOR: Evidence of 12 months of payment history via canceled checks, bank statements, or receipt and review of a ledger of payments from the landlord through a third-party source (subject to approval from the Underwriter) ~Alternative documentation may be acceptable at the Underwriter's discretion • Renting from Relative: Canceled checks or bank statements <p>Alternative methods of documenting housing history, including electronic payments (Venmo, Zelle, PayPal) are acceptable with a complete history documented.</p> <p>Cash payments can be verified by a VOR (even with a private landlord) if one of the following is provided:</p> <ul style="list-style-type: none"> • Copies of cashiers checks for the most recent 2 months • 3 months bank statements showing money going to the landlord <p>If the tenant is unable to properly document the above, an exception may be requested. Exception requests should be escalated to your Processor or Underwriter, or may be emailed to exceptions@arrivehome.org.</p>
Mortgage	12 months of 0x30 payment history required (documented by a credit report).
Private Mortgage	May be allowed, if housing payment can be documented with bank statements, cancelled checks or reasonable equivalent. Not allowed if payment history is not available.

Income Requirements

General Guidance	All income reviewed should be calculated generally according to FHA and mortgage industry standards. Minimum of 12 months of consistent employment history required. Some exceptions may apply
W2 Employees	<p>Required:</p> <ul style="list-style-type: none"> • 2 months paystubs (must be most recent) • Prior year W2 • Documented WVOE (to validate income) <p>W2 wages must be calculated according to general FHA guidelines for wage earners.</p>
1099/Independent Contractor	<p>Required (must be most recent):</p> <ul style="list-style-type: none"> • Previous year's tax returns required • 3 months of bank statements (to validate income) • Paystubs, if applicable, required; if not pay via paystubs, then copies of checks, or a general P&L, required <p>1099/Independent Contractor income may be calculated using either of the following:</p> <ul style="list-style-type: none"> • The previous year's tax return • An average of earnings deposits supported by 3 months of bank statements.
New Employment History (<12 Months)	<p>May be acceptable with compensating factors documented. If considered, the following are required:</p> <ul style="list-style-type: none"> • Salaried or hourly; commission income must be guaranteed for 12 months or with previous history documented, otherwise not allowed • Fully completed WVOE • 2 months of paystubs and 2 months of bank statements (to validate deposits and cash flow)
Bank Statements Only	<p>Required for consumers with income that may only be documented with bank statements. Self-employed or wage earning consumers acceptable.</p> <ul style="list-style-type: none"> • 3 months of bank statements • Consistent deposits must be documented with sufficient income to meet DTI qualification <p>Required for wage earners: acceptable LOE to support the reason for using bank statements.</p> <p>12 months of bank statements may be used for seasonal work; the most recent 3 months will be averaged in this instance. Tax returns or a business license may be required.</p>
Other Income Source	<p>Interest and dividend income will be considered. If considered, the following are required:</p> <ul style="list-style-type: none"> • Verification of the borrower's ownership of the assets on which the interest or dividend income was earned • Documentation of asset ownership (must be reviewed and approved) • Verification of the two-year history of the income must be verified using either: (a) copies of the borrowers' signed, federal tax returns; (b) copies of account statements with earned income documented <p>Further guidance on the above bullet point: Develop an average of the income received for the most recent two years. Subtract any assets used for down payment and closing costs from the consumer's total assets before calculating expected future interest or dividends.</p>
Lump Sum Asset Depletion	Lump sum asset depletion may be used for qualifying purposes. Total of all assets depleted are divided out by 120 months to calculate monthly qualifying income.

Income Requirements (cont.)	
Liquidity	Consumers with substantial documented liquidity will be considered on a case-by-case basis. Substantial liquidity may be defined as evidence of 50% of the value of the subject property documented as liquid. Exceptions may apply.
Self-Employed	<p>Required (must be most recent):</p> <ul style="list-style-type: none"> • Previous year's tax return, all schedules (must be documented as filed with the IRS or executed tax transcripts are required) • YTD P&L and three months of bank statements (to document cash flow) <p>K1s and 1120s may be required depending on self-employment type.</p> <p>Lender must provide self-employed income analysis to document calculation. At UW discretion, Arrive Home™ will not consider DTI reduction for self-employment for well-established businesses; may require well-documented cash flow and other comp factors.</p>
Additional Notes on Self-Employed	Self-employment business types will be reviewed for effective income analysis. Some consumers may have revenue streams or cash positions that require alternative methods of underwriting review. Arrive Home™ will consider atypical income or asset profiles for all self-employed types, including 1099, independent contractors, investors, and those with tax returns or P&L statements that may not reflect their true liquidity.
Additional Notes on ITIN	For borrowers with an ITIN, but a Social Security Number (SSN) is provided on W2s, pay stubs, etc, the most recent year of tax returns and transcripts are required.
Additional Notes on P&L	P&Ls may be signed by the Program Participant, not a CPA, if an Arrive Home™ underwriter judges the P&L reasonable based on a review of bank statements.
Additional Properties Owned	
Primary Residence (REO)	<p>One currently owned property (departing residence) allowed. The following will be required:</p> <ul style="list-style-type: none"> • Strong supporting documentation justifying the need to move and obtain Arrive Home™ EEP financing • LOE (signed and dated by the consumer) • UW support and approval <p>For retained REO, the disposition at closing must be one of the following:</p> <ul style="list-style-type: none"> • Leased (with supporting lease agreement and evidence of deposit or rent received) • Pending sale <p>Additional circumstances <i>may</i> be considered with <i>strong</i> supporting documentation.</p>
Rental Properties (REO)	<p>May be considered with:</p> <ul style="list-style-type: none"> • 3 months reserves documented (to support REO) • Properties documented with lease agreements and receipt of rental income <p>Additional Overlays for Retained REO (Rental Properties):</p> <ul style="list-style-type: none"> • Minimum 580 credit score • Maximum PTI/DTI: 43%/50% <p>~Exceptions may be considered, depending upon the strength of the consumer</p>
Closing/Documentation Requirements	
Closing	<p>The consumer is responsible for providing all down payment funds, including closing costs and 1st month's payment due in certified funds, to title.</p> <p>Arrive Home™ will secure a 2nd lien position at closing in the form of a forgivable 2nd mortgage, regardless of consumer down payment. Terms: Forgivable in 10 years, amortized over 30 years, signed and executed at closing by an Arrive Home™ representative; no regular monthly payment required. Amount: 1% of the lower of the purchase price or the appraised value. DPA funds are not required to be extended at closing.</p> <p>An ownership equity agreement is required to be signed by all parties, executed and recorded by an Arrive Home™ representative.</p> <p>Prior to closing, a home inspection may be required to be completed. See "Property Details" for more information.</p>
Appraisal/Home Inspection	
Appraisal	<p>Required:</p> <ul style="list-style-type: none"> • A full FHA appraisal • Appraisal marked "as-is" at the time of purchase or have a completion cert/1004D if property was "subject to" repairs or completion prior to purchase. • Appraiser certified that the subject property meets FHA minimum property requirements; no health, safety or adverse conditions can be present • Subject property does not have commercial influence, and/or is not considered a "working farm," and/or and does not have commercial agricultural income potential

Appraisal/Home Inspection (cont.)

Appraisal: Cost Approach to Value Section	It is required for the RCE (or Cost Approach to Value section) of the Appraisal to be completed.
Automated Valuation Model	An AVM (Automated Valuation Model) will be pulled on all submitted appraisals to support the full appraised value. All AVM values must be within ten percent (10%) of the full appraised value for acceptance. Any appraised value that is greater than ten percent (10%) in difference from the AVM value is subject to a desk review, or counter-offer to the sales price.
Property Details	<p>Appraisal condition requirements:</p> <ul style="list-style-type: none"> • C1–C3 • C4–C5 allowed with exception review <p>Roof must be in acceptable condition and good repair. C5 properties may be ineligible without significant repair or renovation. See "Home Inspection" for more information. Properties built prior to 1978 will require a full property inspection, regardless of appraiser condition assigned, performed by a certified property inspector. Any/all properties found to have aluminum electrical wiring (as indicated by the inspection or found through property insurance due diligence) may be ineligible for EEP based on ability to acquire acceptable hazard insurance.</p>
Home Inspection	<p>Home inspection required prior to closing for all properties listed in C4–C5 condition, according to the FHA appraiser, or built prior to 1978. Inspections must be performed by a licensed home inspector prior to closing.</p> <p>Inspection requirements include:</p> <ul style="list-style-type: none"> • All health and safety items addressed and/or repaired, as required by the inspection • All major systems inspected, including HVAC, plumbing, electrical, appliances, siding, major fixtures and flooring (with a life expectancy of at least 5 years) • Roof inspection (with a useful life expectancy of at least 10 years) • Furnace and air conditioning systems documented to have been serviced within the previous 12 months, unless covered by a Certified Home Warranty • Smoke detectors and carbon monoxide systems tested and certified as operable per local building and health/safety codes • Septic systems must have separate septic inspections performed, and they must be pumped and inspected along with the drain field • If electrical tests are not performed, it must be confirmed that power meters are functioning and are not bypassed
Home Warranty	Certified Home Warranty must be obtained after home inspection has been completed. Required for all properties where full inspections are performed.
Home Inspection Repair Requirements	<p>All health and safety items noted on the home inspection report as requiring further inspection or repair, and any items noted as "major concerns" by the inspector, must be repaired or remedied prior to closing. When roof inspections are required, all major roofing repairs must be done prior to closing. All significant electrical issues, including replacing fuses with circuit breakers, or updating aluminum wiring and knob and tube wiring to modern electrical wiring, must be repaired prior to closing. All other moderate to minor items noted by the inspector may be included as repair requirements post-closing, as indicated by a Cure Addendum that the consumer must sign prior to closing.</p> <p>Some exceptions apply. Exceptions may be escalated, or emailed to: exceptions@arrivehome.org.</p>
Wood-Destroying Organism Inspection Requirements	<p>For existing construction, the Correspondent (Mortgagee) is responsible for confirming that the Property is free of wood-destroying insects and organisms. All purchase/sale contracts must provide all seller disclosures related to inspection requirements by state and addendums accordingly. Appraisers must report any apparent evidence of wood-destroying insect infestation, fungus growth, or dry rot. If the appraisal is made subject to an inspection by a qualified pest control specialist, the Correspondent must obtain the inspection and evidence of any required treatment to confirm the Property is free of wood-destroying insects and organisms.</p> <p>If the property (existing construction only) is located in an area defined as having a "very heavy" or "moderate to heavy" probability of termite infestation (see list of states below), then a wood-destroying insect inspection report MUST be required by the Correspondent and provided to Arrive Home™ for review. Any/all evidence of infestation must be remedied prior to closing.</p>
States Requiring Wood-Destroying Organism Inspection	Alabama, Arkansas, Arizona, California, Connecticut, Delaware, Florida, Georgia, Hawaii, Iowa, Illinois, Indiana, Kansas, Kentucky, Louisiana, Massachusetts, Maryland, Mississippi, Missouri, North Carolina, Nebraska, New Jersey, New Mexico, Nevada, Ohio, Oklahoma, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Utah, Virginia, West Virginia, Washington, D.C.
Renters Insurance	
Renters Insurance	<p>Optional Coverage. If the applicant chooses to forego a renter's insurance policy, a "coverage waiver disclosure" is required to ensure the applicant is aware that their personal property will not be covered if an adverse event occurs.</p> <p>If included, renter's policy should include the following standard coverage:</p> <ul style="list-style-type: none"> • Personal Property, Liability, and Additional Living Expenses • Deductible should be standard for the policy, not to exceed \$1,000 • Any additional coverages that are considered standard for the marketplace of the subject property <p>Policy must be proven paid prior to closing.</p>

Exceptions

Exceptions	For all exceptions, please reach out to your Corporate Account Director or email exceptions@arrivehome.org .
Credit Exceptions	<p>Exceptions may be considered for the following events:</p> <ul style="list-style-type: none"> • Credit score below 580 • Foreclosure • Bankruptcy • Thin credit history • No trade lines or alternative credit documented <p>The following must be provided for a credit exception to be considered:</p> <ul style="list-style-type: none"> • 2 months of housing expense reserves (in addition to the amount normally required by the Arrive Home™ EEP); • 43% PTI / 50% DTI; OR • Combination of compensating factors as documented by the underwriter (may include extended housing history documentation [24–48 months], low payment shock [50% or less], time on the job [documented >3 years], or reasonable equivalent [per UW analysis])
Income/DTI Exceptions	<p>Certain exceptions may apply to consumers with excessive PTI/DTI or income documentation challenges:</p> <ul style="list-style-type: none"> • Income calculation and/or DTI exceptions will be considered with strong supporting documentation from the UW, a LOE, and an income calculation worksheet • 2 months of housing payment reserves required for DTI exceptions exceeding 5% above maximum allowed

Servicing

Master Servicer	All Arrive Home™ products have a Master Servicer.
Payment Due	1st Payment Due and all subsequent ownership equity agreement payments must be received by the Master Servicer. No servicing transfer gap should exist that affects payments due/payments received.

Additional Program Details

Consumer Contract/Lease (Consumer Fees)	<p>Fees to Consumer:</p> <ul style="list-style-type: none"> • \$1,250 Admin Fee • 1 month complete payment (lease/contract payment, 1/12th of the annual program fee, and taxes and insurance)
Investor Fees	<p>Fees From the Lender:</p> <p>Total origination/Section A fees charged may not exceed 3% of the purchase price. Discount points that are not "bona fide" count against that 3% limit.</p>
Fee Disclosure	<p>Fee disclosure is required on both the government entity loan and the lease.</p> <p>All fees on the government entity loan must be disclosed to TRHEEA upon application in an initial disclosure, and at closing in a final disclosure. We recommend, but do not require, the use of an LE and CD. (Waiting periods are not required.) If fees change from the initial disclosure, a Change of Circumstances should be issued showing the fee change (once the change is identified) prior to the final disclosure being provided for execution upon closing.</p> <p>Lease and Long-Term Purchase Agreement fees must be disclosed to the Consumer in an initial disclosure and a final disclosure (provided by Arrive Home™ to the Correspondent). Changes in TRHEEA loan fees impact the fees disclosed to the Consumer and require an updated initial disclosure to be sent to the Consumer similar to a Change of Circumstance. Evidence that the Consumer received the disclosures in a timely manner, through a dated signature, is required.</p> <p>Charges on the lease that benefit the originator directly or indirectly (in excess of TRHEEA charges) must be less than or equal to 1% of the total FHA loan amount. As outlined above, the consumer must receive a disclosure outlining the purpose of the fee(s) and defining the amount of the fee, the consumer must consent to pay the fee, and the consumer must sign and date the disclosure so there is evidence the fee was disclosed in a timely manner.</p> <p>At closing, the Correspondent must use the CCD provided by Arrive Home™. The Correspondent may never disclose a CCD to the Consumer that is not provided by Arrive Home™.</p>
Other Fees	Included on the fee sheet must be the Annual Service Fee, which is part of the monthly payment listed at the bottom of Arrive Home™ rate sheets.
Second Lien Required	The Arrive Home™ Earned Equity Program requires all FHA loans to have a 10-year soft/forgivable second of 1% assistance that carries no payment and bears no interest. The second must be issued in the name of Tule River Finance Authority or made in the Correspondent's company name and assigned at closing to Tule River Finance Authority.
High Balance Loans	A high balance loan is any loan that exceeds the national conforming loan limit published by the CFPB. (This limit is higher in Alaska and Hawaii.) High balance loans may be approved for the EEP product. However, correspondents must contact their account executive and receive pre-approval before registering a high balance loan. An LLPA adjustment may be required.
Closing/Title Package Shipping	Closing and title packages must be sent by 3pm MDT to ensure next day overnighted delivery. Only a UPS label should be included.

Additional Program Details (cont.)

When Borrowers Begin Payments	Lease payments begin the month immediately following the closing of the loan. If a new month begins within seven days of the month of closing, the first lease payment will be collected at closing.
Financed Solar Panels	Solar panels are acceptable provided the solar panels are included in the price of the home and financed as part of the mortgage. Leased solar panels are not currently acceptable. THREEA will not assume a solar panel lien and/or make any payments on financed solar panels associated with the property. If the lease can be placed in the tenant's name, and any lien placed in third position, then the transaction may be acceptable on a case-by-case basis.
Property Rights	Fee Simple and Leasehold both allowed per HUD guidelines. However, Leasehold properties must have a minimum of 50 years remaining on the lease at the time of closing. In addition, the lease document must be provided to Arrive Home™.
Case Number Transfer	If the appraisal number or FHA case number is in the name of anyone other than THREEA, Arrive Home™ will require a complete paper trail of the case transfer.
Closing Instructions	Lender Closing instructions must state the following: "The settlement agent is approved to use funds from a 3rd party depositor based on the Instructions for Signing and Closing the Lease with Long-Term Purchase Agreement provided by Tule River Homebuyer Earned Equity Agency and Arrive Home™."
Wiring Instructions	Please send wire confirmations to the following email address: accounting@arrivehome.org . Use the property address of the relevant loan as the subject line.
Pre-Approvals	To request a pre-approval before registering a loan in the CS Portal, please do the following: <ul style="list-style-type: none"> • Address the email to preapproval@arrivehome.org • Have the subject line be "Credit Review Request" followed by the borrower's last name and "EEP" • Attach the following supporting documentation: Lender Pre-qualification, Credit Report, Income, Assets, Tax Returns (if self-employed), W2 (if W2), Lease Application/1003 Expect a turn time of up to 48 hours.
Flood Insurance	Flood insurance will be acquired through a provider that participates in the National Flood Insurance Program (NFIP).
Estimating Real Estate Taxes for the Lease Payment	The mortgagee must use accurate estimates of monthly tax escrows when calculating the total mortgage payment. This will affect the Consumer's lease payment. Depending upon varying requirements, real estate taxes are generally calculated by taking the transfer price (or assessment) multiplied by the city/county mill rate, or the proposed assessment rate for the subject property transfer. In cases where the process differs, the lender is responsible for ensuring that the tax payment included in the PITI payment and impounds are calculated as accurately as possible. When taxes are under-calculated, or the subject property's previous assessment value is used for current PITI and impounds, the consumer will be assessed a tax roll increase that could jeopardize ability to repay or to meet cash reserves. In dry states, Arrive Home™ does not allow for the participant to wire the title company directly, even on an exception basis.
Including Rental Income	If the home purchased through the EEP program has more than one unit and the Consumer intends to rent the vacant unit, the Consumer's qualifying income may include rental income from the unit, calculated at 75% of the market value of the proposed rent assessed by the FHA appraiser.
Fuse Boxes	Due to difficulties with obtaining hazard insurance on properties with electrical systems using fuse boxes, homes will need to be updated from fuse boxes to breaker panels prior to closing.
Electrical Wiring	Homes with knob and tube wiring must be updated to standard electrical wiring.
Other Notes	Lenders who wish to participate in this program must be approved as a correspondent of Arrive Home™. This Product Matrix contains underwriting guidelines for the Arrive Home™ Earned Equity Program. If you have any questions, please reach out to your Corporate Account Director.