RoundPoint Mortgage Servicing Corporation
Home Affordable Foreclosure Alternative (HAFA) Program Matrix

ELIGIBILITY REQUIREMENTS	The Mortgage Lien: • The mortgage is a first lien that originated after January 1,2009 • The mortgage loan is secured by a one to four unit property, one unit of which is the borrower's principle residence. Loan balance limitations apply for each type of residence. • The current market value of the one-to-four unit property must be less than the current principal balance on the mortgage loan. • The borrower is responsible for the satisfaction of all lien holders. HAFA may contribute up to 6% of the remaining balance on the mortgage loans. The aggregate total paid for all mortgage loans cannot exceed $6000. The Property: • The property is owner occupied and not vacant unless the owner was transferred more than 100 miles for employment and has not purchased a one to four unit property within 90 days prior to the date of the HAFA agreement. • The one-to-four unit property cannot be condemned. The Borrower: • A borrower must have a documented financial hardship showing insufficient assets to make the required monthly mortgage payments. • The borrower must be 60 days delinquent on the mortgage loan. • The borrower cannot have the ability to contribute meaningfully to reduce the potential loss on the mortgage loan. • The borrower must have been considered for all other home retention options per Fannie Mae's workout hierarchy, such as a repayment, forbearance or loan modification. HAMP and HAFA: • The borrower must be reviewed for the Home Affordable Modification Program (HAMP) and be denied prior to review for the HAFA program. • If the borrower is eligible for a HAMP modification, but was not offered a trial modification due to inability to meet HAMP qualifications, or failed to complete the trial period successfully or becomes two consecutive payments delinquent on the modified loan, the borrower may be eligible for HAFA. • Acceptance in to the HAFA program is subject to the Mortgage Insurance Company's approval, if applicable. • If the borrower is in Foreclosure and the Foreclosure Sale Date is scheduled or can be scheduled to occur within 60 days, the borrower is not eligible for HAFA. If the property is located in Florida and the Foreclosure judgment has been obtained or the summary judgment hearing is scheduled within 60 days, the borrower is not eligible for HAFA.

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DOCUMENTATION REQUIREMENTS	**<u>For Short Sale Agreement (SSA) All Documentation must be completed for all borrowers or parties to the mortgage loan and all documentation must be less than 90 days old:</u>** • Complete Fannie Mae Borrower Solicitation Package • Signed IRS Form 4506T/4506-EZ signed by all borrowers • Copies of the most recent year tax returns • Copies of the most recent paycheck stubs, no more than 90 days old, with year-to-date earnings listed. If the borrower is self employed, the most recent quarterly or year-to-date profit and loss statements are required. • Subordinate lien documentation, if applicable. • Signed Dodd-Frank Certification form For borrowers who request an Alternative Request for Approval of Short Sale (RASS), additional documentation such as accepted purchase contract, listing agreement, copy of MLS report and any additional documentation may be required.
VALUATIONS	<u>Establishing Property Value</u> –An Appraisal, AVM or BPO will be ordered to determine property value. The cost of the valuation may be the borrower's responsibility. <u>Disputed Valuations</u> – • Requests to dispute valuation must be made in writing. • Requests are to be mailed to: RoundPoint Mortgage Servicing Corporation Customer Service P.O. Box 19409 Charlotte, NC 28219-9409 An evaluation will be made within 30 days after receipt of the borrower's request.
PAYMENTS DURING MARKETING PERIOD	After review of a borrower's financial circumstance, payments may be required or suggested to prevent foreclosure initiation. If foreclosure has begun, borrowers may be required to make partial payments. (Payment will not to exceed 31% DTI)
DEED-IN-LIEU POLICY / SPECIAL PROGRAMS	<u>Deed-In-Lieu</u> – If the borrower is unable to secure a buyer or if intended sales are not consummated, RoundPoint may extend a Deed-in-Lieu offer. The borrower may be required to provide updated documentation for review.

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AVERAGE TIMELINES	• Submission of required income/eligibility documentation must be received within 14 calendar days to be eligible for HAFA • Eligibility Review to Issuance of SSA will begin within 3 business days • Borrower return of SSA within 10 calendar days • Marketing period- minimum 120 days • Submission of purchase contract must be submitted within 3 days of a signed and agreed offer • Servicer's approval of purchase contract –up to 30 days, depending on investor. Escrow and Closing – closing must take place within 60 days of approval of contract.
CONTACT INFORMATION	HAFA questions related to your loan and transaction status, contact us: **Toll Free Number: 877-426-8805** to speak with your assigned point of contact representative For your convenience, our offices are open Monday through Friday from 8:00 am until 10:00 pm and Saturday from 8:00 am until 12:00 pm eastern standard time. Assistance with understanding HAFA eligibility or a decision, you may contact the Homeowner's HOPE Hotline: **Toll Free Number: 888-995-HOPE (888-995-4673)** The Homeowner's HOPE Hotline offers free HUD-certified counseling services and is available 24/7 in English and Spanish (other languages are available by appointment). Additional information can be found online: http://www.rpmservicing.com http://www.makinghomeaffordable.gov
THIRD PARTY VENDORS	RoundPoint utilizes a third party vendor to provide valuations. For a list of the approved Appraisal Management Companies or BPO vendors, please contact us directly.

The information contained herein is for the use of RoundPoint Mortgage Servicing Corporation customers ONLY. This information is subject to change. All requirements listed are for general purpose. For detailed information and requirements, please contact RoundPoint using the contact information supplied