



Correspondent Division
Down Payment Assistance (DPA) Program
Update Announcement – 08/26/22

To All Participating Lenders:

Click n' Close, Inc. (CNC) is providing updates to its Correspondent Division's down payment assistance program. These updates are effective with **new commitments** as of **September 1, 2022**.

1. CNC is announcing new branding of its down payment assistance programs under the name ***Smartbuy***. Approved Correspondents may use this name during origination or use their own branding, at their discretion.
2. CNC is now offering a new down payment assistance second lien option as part of the ***Smartbuy*** suite of products. In addition to the 5 year ***Forgivable*** second lien option, CNC is introducing a ***Repayable*** second lien with a fixed 10 year term and lower rates available for the underlying FHA 1st lien. (Visit our website on or after 09/01 to view our updated matrix: www.clicknclosecorrespondent.com)
3. In order to expand homeownership opportunities, the following enhancements are being implemented on the ***Forgivable*** and ***Repayable*** programs, as applicable:
 - a. The maximum loan amount has been revised up to the FHA loan amount or \$647,200, whichever is less.
 - b. The loan level price adjustment assessed for loans with a loan amount above \$400,000 with the ***Forgivable*** option has been eliminated.
 - c. The loan level price adjustment assessed for loans with a credit score below 640 with the ***Forgivable*** option has been reduced from 1.00% to 0.50%.
 - d. The commitment fee assessed for DPA loan commitments has been reduced from \$500 to \$250.
4. DPA second lien security instruments can now be registered and transferred in MERS to Rosebud Economic Development Corporation (MERS Org ID – 1016709). The second lien will require its own unique MERS MIN number. At this time, the use of MERS for second liens will be optional though we expect to transition during 2023.

REMINDER: With the recent rebrand from Mid America Mortgage, Inc. to Click n' Close, Inc., please be sure to update your documents: CNC contact information, goodbye letter, second lien note, servicing transfer information, DPA commitment spreadsheet, etc.

If you have any questions, please contact us at TradeDesk@clicknclose.com.