

Geo-Corp, Inc. EEP Matrix v4.14

Matrix Overview	This matrix is a summary only of parts of the Geo-Corp, Inc. EEP Product Guide.
Program Overview	The Geo-Corp, Inc. Earned Equity Program (EEP) is a purchase transaction whereby a governmental entity purchases a home selected by a Homebuyer, and then the Homebuyer either enters into a long-term purchase agreement governed by a lease, or the Homebuyer enters into a homeownership agreement; in either case, this ultimately allows the Homebuyer to live in and control the home until such time as the Homebuyer can finance the home. Both contract types are referred to as a "seller financing agreement" here except where necessary to differentiate the two.
Disclaimer	The seller financing agreement is not part of the FHA loan and is a separate relationship between the governmental entity and the Homebuyer. A completed Seller's Disclosure required.
Overview: FHA 1st Mortgage	30-year term, fixed rate, full amortization only. Purchase only. FHA 203(b), 1–2 units, primary residence only. The FHA 1st mortgage must be purchased by the master servicer after closing.
High Balance	The FHA 1st mortgage may be high balance. High balance loans always receive an LLPA adjustment.
Required 2nd Lien	All FHA 1st mortgages must also have a soft/forgivable 2nd of 1% assistance that carries no payment and bears no interest, forgivable in 10 years, with a term no greater than 30 years or less than 10. The 2nd must be in the Correspondent's company name and assigned at closing to TRHEEA.
Eligible Property Types	1–2 units. SFR, PUD, townhome, attached, detached, modular, manufactured. Condos allowed with FHA approval. Condo spot approval allowed.
Ineligible Property Types	3+ units. Second homes, investment properties, co-ops, single-wide manufactured.
Property Rights	Fee simple and leasehold.
Homebuyer Legal Status	US Citizens eligible. Lawful permanent resident aliens eligible (with green card/SSN). Non-permanent resident aliens eligible with proof of ability to repay and ITIN. DACA eligible.
General Credit History Requirements	Credit score of 580 or higher from at least one major credit bureau. If more than one score, use middle of three, lower of two. Soft pulls may be considered with sufficient documented housing history. Eligible credit reports should reflect minimum 1 trade line with 12 months of history. Alternative tradeline histories may be considered.
<580 Credit, No Credit Score	May be considered on an exception basis if strong compensating factors can be provided. Homebuyers with a credit Score of <580 may qualify if the following factors are met: • Two (2) months of housing expense reserves (in addition to the amount normally required by the Geo-Corp, Inc. Earned Equity Program); OR • 43% PTI / 50% DTI Additional compensation factors may be considered on an exception basis.
Required Soft Pull, UDM, or Credit Refresh	Required to ensure no new debt prior to closing. Updated report required within 10 days of closing.
Student Loans	Must be in good standing. Follow FHA guidelines for calculating DTI.
Bankruptcies	<i>Chapter 7</i> : Eligible if the bankruptcy is discharged at the time of closing. <i>Chapter 13</i> : Eligible if the bankruptcy is discharged at the time of closing or filed within 12 months of closing and there is evidence of payments made for 12 months.
Foreclosures, Deed-in-Lieu, Short Sales	Foreclosure, Deed-In-Lieu, or Short Sale less than 1 year prior to closing not allowed. Must be recorded on the credit report.



Tax Liens	Eligible if paid, settled, or discharged prior to closing. Alternatively, eligible if a satisfactory payment arrangement is documented with a minimum of 3 payments made in the plan; must be calculated as part of DTI.
Property Tax Assessments	Follow FHA guidelines.
General DTI Requirements	Max 50/60 DTI. Exceptions may be considered with strong compensating factors.
General Requirements for Asset/Reserves	<p>Document cash/liquidity to consummate the transaction required, 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%) • Additional reserves may be required based on exceptions granted and strength of the overall transaction; if required, must be verified prior to closing <p>All funds for closing are finalized after receipt of the following:</p> <ul style="list-style-type: none"> • Final CD • Settlement Statement from Title • Closing Request Form • Final Cost Disclosure (created by Geo-Corp, Inc. after receipt of the Final CD and Settlement Statement)
Required Verified Funds	<p>For a file with no exceptions, only the 3.5% minimum down payment amount is required to be verified prior to closing.</p> <p>If there is an exception present in the file, all cash to close and reserves must be verified in the Homebuyer's account prior to closing. In addition, the Homebuyer must provide an LOE sourcing the funds.</p>
Asset Documentation	<p>Relevant assets 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 <p>Business bank statements and investment accounts may be eligible.</p> <p>Additional funds require an LOE certifying the funds did not come directly, or indirectly, from the seller, the real estate agent, the lender, or any other interested party.</p>
Gift Funds	Allowed.
Verification and Wiring for Funds to Close	<p>All funds to close the FHA transaction and the relationship between the Homebuyer and the governmental entity must be wired to TRHEEA prior to the date of closing.</p> <p>TRHEEA will require a copy of the wire confirmation evidencing that the funds came from the Homebuyer's account.</p>
General Housing History Requirements	12-month housing history required.
Rental Housing History	<p>Documented payment history required; good standing required. The following will be considered:</p> <ul style="list-style-type: none"> • Fully completed VOR • Private Landlord/Private VOR; see Product Guidelines for more details • Alternative Methods (Venmo, Zelle, PayPal, must be documented) <p>Cash payments can be verified by a VOR. Requires one of the following:</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
Mortgage	0x30 housing payment required (documented by a credit report).
Private Mortgage	Payment history via bank statements, cancelled checks, or reasonable equivalent required.
General Income Requirements	12-month documented history, calculated according to FHA and mortgage industry standards, required, unless otherwise stated below.



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W2 Employees	<p>Required:</p> <ul style="list-style-type: none"> • 2 months paystubs (must be most recent) • Prior year W2 • Documented Written Verification of Employment (WVOE) (to validate income) <p>If the Homebuyer is ITIN and a SSN is provided on W2s or pay stubs, the most recent year of tax returns or tax transcripts may be required. 3 months of bank statements will be required.</p>
New Employment History	Less than 12 months employment history will require documented compensating factors.
1099/Independent Contractor	<p>One of the following required:</p> <ul style="list-style-type: none"> • Previous year's tax returns • Most recent 3 months of bank statements (to validate income; most recent required) • Paystubs, if applicable; if not paid via paystubs, then copies of checks, or a general P&L, required <p>Calculate income using:</p> <ul style="list-style-type: none"> • The previous year's tax return (traditional 1099/SE income analysis); or • An average of earnings deposits supported by 3 months of bank statements.
Self-Employed	<p>One of the following required:</p> <ul style="list-style-type: none"> • Previous year's tax return, all schedules <p>~Must be documented as filed with the IRS, or executed tax transcripts are required</p> <ul style="list-style-type: none"> • Profit and loss (P&L) statement; see Product Guidelines for more details • K1s and 1120s (depending on self-employment type) <p>Self-employment business types will be reviewed for effective income analysis. Geo-Corp, Inc. will consider atypical income or asset profiles for all self-employed types, including investors and those with tax returns or P&L statements that may not reflect their true liquidity.</p>
Bank Statements Only	When using bank statements to qualify, take the three-month average of eligible deposits and subtract any net loss, if applicable. If there is no net loss, we use the three-month average of eligible deposits.
Other Income Source	<p>Interest and dividend income may be considered. If considered, the following are required:</p> <ul style="list-style-type: none"> • Documentation and verification of the Homebuyer's ownership of the assets on which the interest or dividend income was earned <p>~Must be reviewed and approved by Geo-Corp, Inc.</p> <ul style="list-style-type: none"> • Verification of the 2-year history of the income must be verified using one of the following options: <p>~(A) copies of the borrowers' signed, federal tax returns; or ~(B) copies of account statements with earned income documented</p>
Sump Sum Asset Depletion	Allowed. Take the total of all assets depleted and divide by 120 months to calculate monthly qualifying income.
Liquidity	Substantial documented liquidity allowed on a case-by-case basis. Defined by evidence of 50% of the value of the subject property documented as liquid.
Including Rental Income	Allowed if the home purchased using EEP has more than one unit and the vacant unit will be rented. Calculate income from unit at 75% market value of proposed rent assessed by the FHA appraiser.
Non-Occupant Homebuyers	May be allowed. Income cannot be used for all qualifying income. Non-occupant Homebuyer(s) must sign the seller financing agreement and otherwise meet EEP eligibility requirements.
Additional Properties Owned	Requires approval from the file's assigned Geo-Corp, Inc. underwriter.



Retained Primary Residence	<p>One retained departing residence allowed. Required:</p> <ul style="list-style-type: none"> • Strong supporting documentation justifying the need to move and obtain Geo-Corp, Inc. EEP financing • An LOE (signed and dated by the Homebuyer) • UW support and approval <p>For retained REO, the property's disposition at closing must be either of the following:</p> <ul style="list-style-type: none"> • Leased (with supporting lease agreement and evidence of deposit or rent received) • Pending sale
Rental Properties	<p>May be considered with the following:</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>REO (rental properties) additional overlays:</p> <ul style="list-style-type: none"> • Minimum 580 credit score (no exceptions) • Maximum PTI/DTI: 43%/50% <p>~Exceptions may be considered, depending upon the strength of the Homebuyer</p>
Property Appraisal General Requirements	<p>Required:</p> <ul style="list-style-type: none"> • A full FHA appraisal • Appraisal marked "as-is" at the time of purchase or has 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
Property Condition	<p>Appraisal must state the property conditions as one of the following:</p> <ul style="list-style-type: none"> • C1–C4 • C5 (allowed with exception review) <p>~C5 properties may be ineligible without significant repair or renovation; see 3.13 (Property Home Inspection) for more information</p> <p>The roof must be in acceptable condition and good repair.</p> <p>Properties built on or before 1978 will require a full property inspection, regardless of appraiser condition assigned, performed by a certified property inspector. All properties found to have aluminum electrical wiring may be ineligible for EEP financing based on ability to acquire acceptable hazard insurance. Properties built prior to 1901 may require additional time to obtain the insurance binder.</p>
Cost Approach to Value (RCE)	Required to be completed.
Automated Valuation Model (AVM)	<p>Will be pulled on all submitted appraisals to support the full appraised value; values must be within 10% of the full appraised value.</p> <p>Any appraised value greater than 10% in difference from the AVM value is subject to a desk review, or counter-offer to the sales price.</p>
Property Home Inspection General Requirements	<p>When required, must be performed by a licensed home inspector prior to closing.</p> <p>Required for all properties listed in C4–C5 condition, and for properties built on or before 1978 (performed by a certified property inspector).</p> <p>Required:</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 • Roof inspection (with a useful life expectancy of at least 10 years) • 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
Certified Home Warranty	Required for all transactions that require a home inspection. Required for all properties where full inspections are performed.



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Home Inspection Repair Requirements	<p>All inspections must be provided to the Homebuyer; in addition, the Homebuyer must sign an attestation acknowledging they have received and reviewed the inspection and have agreed that they are responsible to make all recommended repairs over the course of twelve (12) months after closing.</p> <p>All major health and safety items noted on the inspection report must be addressed prior to closing. These items may include:</p> <ul style="list-style-type: none"> • Severe Termite Infestation • Severe Mold Infestation • Major structural defects, including significant roof, plumbing, electrical and/or foundation repairs <p>All other repair items noted—i.e. not considered to be “major health/safety” concerns—are addressed with the homebuyer attestation and do not need to be addressed prior to closing or with a cure addendum.</p> <p>All FHA appraisal guidelines must be adhered to, in accordance with FHA's Minimum Property Requirements.</p> <p>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 Homebuyer must sign prior to closing.</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 any evidence of Wood Destroying pests is present a full inspection is mandatory.</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, then a wood-destroying insect inspection report must be required by the Correspondent and provided to Geo-Corp, Inc. for review. Any/all evidence of infestation must be remedied prior to closing.</p> <p>Inspections can never be waived as part of the purchase contract.</p>
Florida Requirements	<p>For properties in Florida, a 4-point inspection must be performed; any noted unsatisfactory items must be fully repaired prior to closing. A wind mitigation report is also required.</p>
Renter's Insurance	<p>Optional.</p> <p>If included, policy must be proven paid prior to closing; the following standard coverage required:</p> <ul style="list-style-type: none"> • Personal property, liability, and additional living expenses • The 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
Renter's Insurance Coverage Waiver Disclosure	<p>Required if the Homebuyer chooses to forego a renter's insurance policy.</p>
Fee Disclosure	<p>Required on both the government entity loan and the Homebuyer seller financing agreement.</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; an initial LE and/or initial CD with transaction fees reflected required; waiting periods are not required. Upon receipt of the initial LE and/or CD, Geo-Corp, Inc. will provide an initial Homebuyer Cost Disclosure(CCD) for the Homebuyer to review and fully endorse.</p> <p>At closing, the Correspondent must use the CCD provided by Geo-Corp, Inc. The Correspondent may never disclose a CCD to the Homebuyer that is not provided by Geo-Corp, Inc.</p>
Fee Limits	<p>Charges on the seller financing agreement 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. The originator must advise the Geo-Corp, Inc. Processing Team of the charge increase, and this will be added as a Program Participation Percentage line item on the Initial Homebuyer Cost Disclosure. If the Program Participation Percentage fee is disclosed after the Initial CCD has been endorsed by the Homebuyer, an updated Initial CCD reflecting the additional Program Participation Percentage fee must be signed and dated by the Homebuyer prior to receiving a Clear to Close or final approval on the transaction. Program Participation Percentage fees will not be added after the Clear to Close has been provided.</p>



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Fees to the Homebuyer	<p>Total origination/Section A fees charged by the lender may not exceed 3% of the purchase price. Discount points that are not "bona fide" count against that 3% limit. TRHEEA charges the following fees to the Homebuyer:</p> <ul style="list-style-type: none"> • HOA Service Fee (if in HOA) (\$250) • Notary Fee (\$150) • Program UW / Processing Fee (\$1250) • Homeownership Agreement Management Fee or Program Management Fee (0.5% of Purchase Price) • First Month's Payment (collected at closing) <p>In addition, a refundable Occupancy Agreement Security Deposit of \$100 is collected if the Homebuyer is using the Long-Term Purchase Agreement form of seller financing agreement.</p>
Contract Cancellation Prior to Closing	<p>The contract is subject to the Homebuyer qualifying for and executing the seller financing agreement on the subject property. If there is a change in the Homebuyer circumstances and the Homebuyer no longer qualifies for the transaction or the Homebuyer refuses to execute the final contract, this purchase agreement is void and the maximum liability for TRHEEA's non-performance is forfeiture of the earnest money.</p>
Fuse Boxes and Electrical Wiring	<p>Homes will need to be updated from fuse boxes to breaker panels prior to closing. Homes with knob and tube wiring must be updated to standard electrical wiring prior to closing.</p>
Disaster Certificates	<p>In counties that have been deemed disaster areas by FEMA, Geo-Corp, Inc. will require a 1004D disaster certificate, or a 442, with exterior photos. The certificate must be dated after the incident period. Follow FHA guidelines for appraisal and 1004D requirements when the subject property is in a county affected by a recent FEMA disaster declaration. It is solely the Correspondent's responsibility to be aware of and act upon any mortgage loans that were, prior to the sale to Geo-Corp, Inc., impacted by disasters. Geo-Corp, Inc. does not have the responsibility to provide notification to the seller of disaster areas. If, at any time after loan purchase, Geo-Corp, Inc. or a subsequent investor determines that the subject property was damaged and not in fully marketable condition at time of sale, the loan will be subject to repurchase.</p>
PUDs, HOAs, and Occupancy Restrictions	<p>All properties located in a PUD (Planned Unit Development) will require documentation from the HOA (including the ByLaws, CC&Rs, and any other relevant documentation) that addresses potential occupancy restrictions for contract-for-deed transactions that the HOA interprets as non-owner occupied. Subject property may be ineligible if occupancy is not approved by the HOA.</p>
Financed Solar Panels	<p>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. Exception may be allowed if solar company transfers solar contract directly to tenant / applicant.</p>
Property Condition Disclosure	<p>Geo-Corp, Inc. recommends the usage of a Property Condition Disclosure with all transactions, even in states that do not require a PCD. When present in a file, Tule River and Geo-Corp, Inc. must always receive a copy of this document prior to closing.</p>
Exceptions General Guidance	<p>To request an exception, please email the Geo-Corp, Inc. EEP Exception request form to thrive@geofunding.com and your Account Executive.</p>
TRHEEA Property Insurance General Requirements	<p>Geo-Corp, Inc. will request and select hazard insurance for each participating property prior to closing. Each policy will consist of the following characteristics:</p> <ul style="list-style-type: none"> • All policies will conform to HUD guidelines • Tule River Homebuyer Earned Equity Agency (TRHEEA) will be listed as the named insured • The property address on the policy will match the property address listed on the appraisal • No exclusions for the roof or any other portion of the home will exist <p>All hazard insurance applications must be submitted with the property appraisal..</p>



Title Insurance General Note	Title insurance is not a requirement for Geo-Corp, Inc. second liens, although it may be applied at the lender's discretion. All title insurance requirements are in line with FHA guidelines for lien insurance protection for first liens used in connection with the purchase transaction.
Adding Persons to Title and Sales Contracts	Geo-Corp, Inc. allows persons to be added to the contract and title that are not on the loan, such as non-purchasing spouses, per Agency and state guidelines.
Homebuyer Funds to Title	The Homebuyer is responsible for providing all down payment funds, including closing costs and 1st month's payment due in certified funds, to title.
Interest Credit	Not allowed.
When Homebuyers Begin Payments	Monthly housing payments begin the month immediately following the closing of the loan. If a new month begins within 7 days of the month of closing, the first payment will be collected at closing.
First 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.

