CFE Federal Credit Union Home Affordable Foreclosure Alternatives (HAFA) Matrix	
	Last Updated: 03/09/2015

Eligibility Requirements	To be eligible for HAFA
	
	• The mortgage loan must be a first lien mortgage loan originated on or before January 1, 2009.
	• The member must be eligible for Home Affordable Modification Program (HAMP) to be eligible for HAFA
	• If member does not qualify for HAMP the loan will be reviewed by the Loss Mitigation department of CFE Federal Credit Union for an in-house modification.
	• Members who do not qualify for a HAMP loan modification, didn't successfully complete trial plan payments, or delinquent on a HAMP modification by missing at least 2 consecutive payments qualify for HAFA.
	• Members who qualify for HAMP but decline HAMP qualify for HAFA.
	• Members must have a true hardship.
	• The loan to value must exceed the outstanding principle balance of the mortgage.
	• The mortgage loan must either be delinquent or default is reasonably foreseeable. Loans currently in foreclosure or bankruptcy are also eligible.
	• The mortgage loan must be secured by a one- to four-unit property.
	• The property securing the mortgage loan must not be condemned.
	• The current unpaid principal balance of the mortgage loan not including arrearages should not greater than:
	  o 1 Unit - $729,750
	  o 2 Units - $934,200
	  o 3 Units - $1,129,250
	  o 4 Units - $1,129,250
	• The borrower must submit a written request (mail, fax or e-mail) for consideration for a short sale or deed in lieu (DIL); or before preapproval of a HAFA short sale, written request for approval of an executed sale on or before December 31, 2015, and the transaction closing date is on or before September 30, 2016.

	Mortgage Insurer Approval If a mortgage has Private Mortgage Insurance the credit union must obtain the mortgage insurer approval for HAFA foreclosure alternatives. Subordinate Liens It is the responsibility of the member to deliver a clear marketable title to the purchaser or investor and to work with the listing broker, settlement agent and/or lien holders to clear title impediments. Additional documentation is required (see below)
Documentation Requirements	Preapproved Short Sale Notification (SSN) • Hardship Affidavit(including Dodd Frank Certification/Request for Mortgage Assistance (RMA)) • Short Sale Affidavit • Evidence of Occupancy needed if seeking $10,000 relocation assistance. • Dodd Frank Certification (tenant or non-borrower) • Documentary evidence of all income • If the property is subject to homeowners association fees, a copy of the current bill or assessment • The listing agreement Offer made without Short Sale Agreement Same documents as above plus: • Acknowledgement of Request for Short Sale (ARSS) • Accepted purchase contract • Other offer documents or subordinate lien information Imminent Default • Any member who is claiming imminent default must provide asset verification of all known assets.
Valuations	Establishing Property Value-The credit union uses a recent appraisal, BPO (Broker Price Opinion), Property Appraisal, AVM (Automated Valuation Model) or Zillow to establish the property value. Disputed Valuations-If the member is disputing the property valuation the following steps need to be followed within 30 days: • A full appraisal at the members expense • The contact names and numbers of the appraisal company

	Price Reduction Review During Marketing Period-The credit union may look at a formal price reduction if there are no pending offers after 60 days.
Maximum amount of sale proceeds paid to Subordinate Mortgage Lien Holders (Aggregate Cap)	The maximum amount of gross sale proceeds CFE will allow per transaction to be paid to subordinate lien holders in exchange for lien release is up to $12,000 or 6% of unpaid principal balance.
Payments during marketing period	Members are required to make partial mortgage payments (not to exceed 31% of their gross monthly income or escrow whichever is less, unless the borrower requests to make full contractual payments in order to stay current on the loan) on the 1st of each month until the house is sold or the agreement expires. These payments do not constitute a modification of the mortgage.
Deed-in-Lieu Policy	The credit union may require that the member make a good faith effort to list and market the property before the credit union will agree to accept a DIL. Under circumstances acceptable to the credit union, the credit union may agree to accept a DIL without requiring a marketing period.
Average Timelines	• Eligibility Review – 30 days from date of HAMP review • Issuance of Short Sale Notice 30 calendar days • Marketing period 120 days from date of agreement • Submission of purchase contract must be 3 days from date on the purchase contract • CFE Federal Credit Union offer approval of purchase contract submitted 10 days from receipt of all completed documents • Closing 60 days after approval • Timeline may be longer if Private Mortgage Insurance approval is needed
Contact Information	General Questions, Valuation Appeals and Transaction Status: For questions regarding HAFA, please call Loss Mitigation 407-896-9411 or 1-800-771-9411 ext 2222 Escalation of complaints please call: CFE Federal Credit Union at 407-896-9411 or 1-800-771-9411 Treasury at 1-888-995-HOPE (4673).
HAFA is a government sponsored program. The terms and conditions are subject to change without notice and beyond the control of CFE Federal Credit Union.	