

## Greater Nevada Mortgage Services Home Affordable Foreclosure Alternative (HAFA) Matrix

All servicers that have signed agreements with the U.S. Department of the Treasury (Treasury) to participate in the Home Affordable Modification Program (HAMP) must consider eligible borrowers who do not qualify for HAMP for other foreclosure prevention options including Home Affordable Foreclosure Alternatives (HAFA) which includes short sale and deed-in-lieu. However, each servicer has some discretion in determining additional eligibility criteria and certain program rules. In order to assist borrowers and their representatives in understanding any unique components of a servicer's HAFA Policy, Treasury, has developed this HAFA Matrix. The summary information in this matrix is prepared solely by Greater Nevada Mortgage Services and does not represent any determination by the Treasury as to the servicer's compliance with the Treasury's policies and guidance for HAFA. Treasury does not endorse any language or policy described in this matrix. Any questions regarding the information contained in this matrix should be directed solely to Greater Nevada Mortgage Services.

	<b>Last Updated:</b>
<b>ELIGIBILITY REQUIREMENTS</b>	<p>List HAFA basic eligibility and any servicer/investor specific requirements including any limitations based on:</p> <ul style="list-style-type: none"> <li>• Delinquency status including imminent default</li> <li>• Pending foreclosure sale</li> <li>• Individual investor or Mortgage Insurance requirements</li> <li>• Subordinate lien status</li> <li>• Property value or Loan-to-Value</li> <li>• Borrower assets</li> <li>• Other</li> </ul>
<b>DOCUMENTATION REQUIREMENTS</b>	<p>List all HAFA and servicer/investor specific document requirements including those for:</p> <p><u>Preapproved Short Sale Agreement (SSA)</u></p> <ul style="list-style-type: none"> <li>• Hardship Affidavit/Request for Modification and Affidavit (RMA)</li> <li>• Evidence of residency</li> <li>• Dodd Frank Certification</li> <li>• Subordinate lien documentation</li> <li>• Form of income verification, if required</li> </ul> <p><u>Existing Offer Submitted Using an Alternative Request for Approval of Short Sale (Alternative RASS)</u> Same documents as SSA <b>plus:</b></p> <ul style="list-style-type: none"> <li>• Accepted purchase contract</li> </ul> <p><u>Imminent Default</u> –Income or asset verification may be required for current borrowers at risk of imminent default.</p>

<b>VALUATIONS</b>	<p><u>Establishing Property Value</u> -Property value may initially be established by appraisal, BPO or online valuation.</p> <p><u>Disputed Valuations</u> – The process for disputing property valuation may include providing additional valuation documentation, to include but not limited:</p> <ul style="list-style-type: none"> <li>• Interior appraisal by certified appraiser</li> <li>• Documented rationale for disputed valuation <ul style="list-style-type: none"> <li>• To initiate an escalated case:</li> </ul> </li> </ul> <ul style="list-style-type: none"> <li>• The case may be submitted by phone at 1-800-526-6999; please ask to speak directly with the Loan Servicing Specialist – Liquidation Specialist and indicate your desire to proceed with an escalated case.</li> <li>• The case may also be submitted via email at: <a href="mailto:loanadmin@gnms.com">loanadmin@gnms.com</a></li> <li>• The case may alternatively be submitted via US mail at: <ul style="list-style-type: none"> <li>○ Greater Nevada Mortgage Services</li> <li>○ PO Box 4138</li> <li>○ Carson City, NV 89702</li> <li>○ Attn: Escalated Case</li> </ul> </li> <li>• The submitter must provide: <ul style="list-style-type: none"> <li>○ The borrower name and loan number</li> <li>○ Reason for escalation based upon the reasons listed above</li> <li>○ Supporting documentation for escalation, if available</li> </ul> </li> </ul> <p><u>Price Reduction Review During Marketing Period</u> – Determined by the HAFA short sale agreement.</p>
<b>PAYMENTS DURING MARKETING PERIOD</b>	<p>Borrower may be required to make payments during the HAFA process. The payment will not exceed 31% DTI.</p>
<b>DEED-IN-LIEU POLICY / SPECIAL PROGRAMS</b>	<p><u>Deed-In-Lieu</u> – Determined by the HAFA short sale or HAFA DIL agreement.</p>
<b>AVERAGE TIMELINES</b>	<p>Borrower is expected to return HAFA short sale or DIL documents within prescribed time frames as outlined individualized solicitation package, short sale agreement, missing document requirement letter, DIL agreement or any other HAFA specific documentation requests. Examples include the below, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Submission of required income/eligibility documentation</li> <li>• Eligibility Review to Issuance of SSA</li> <li>• Borrower return of SSA</li> <li>• Marketing period</li> <li>• Submission of purchase contract</li> <li>• Servicer’s approval of purchase contract</li> <li>• Escrow and Closing</li> </ul>
<b>CONTACT INFORMATION</b>	<p>Greater Nevada Mortgage Services  PO Box 4138  Carson City, NV 89702</p> <ul style="list-style-type: none"> <li>• Email - <a href="mailto:loanadmin@gnms.com">loanadmin@gnms.com</a></li> <li>• Phone: 1-800-526-6999</li> </ul>

	HOPE Hotline: 1- 888-995-HOPE
<b>THIRD PARTY VENDORS</b>	The borrower may be contacted by a representative completing the property valuation or property preservation. Greater Nevada Mortgage Services will provide individualized contact information as appropriate.