



SMARTBUY

Pre-Closing Document Set



IHDA
MORTGAGE

To use this doc set with fillable fields, download and open with Adobe Reader.

BORROWER DATA

Borrower Full Name Email Phone
 Co-borrower Full Name Email Phone
 Co-borrower Full Name Email Phone

LOAN TYPE:

LENDER DATA

Lender Email (file point of contact, final closing docs will be sent here)

PROPERTY DATA

Property Legal Description

Lender Contact Name NMLS ID

Lender Name NMLS ID

Street Address City ZIP County Appraised Value
 PIN New Construction?...YES NO Targeted Area?...YES NO Number Of Units?

HOUSEHOLD DATA

1. Borrower Martial Status..... 2. Non-Borrowing Spouse (full legal name).....
 3. Will the Non-Borrowing spouse occupy 1/4 the subject property . 4. Total household occupants.. 5. Total income of those on the note.
 6. Do the parties below currently retain, or have they retained, an ownership interest in a principal residence in the last (3) years?
 Yes No Yes No Yes No Yes No

HH OCCUPANT 1 NAME	AGE	RELATIONSHIP	HH OCCUPANT 4 NAME	AGE	RELATIONSHIP
HH OCCUPANT 2 NAME	AGE	RELATIONSHIP	HH OCCUPANT 5 NAME	AGE	RELATIONSHIP
HH OCCUPANT 3 NAME	AGE	RELATIONSHIP	HH OCCUPANT 6 NAME	AGE	RELATIONSHIP

Student Loans

INSTRUCTIONS: List every student loan for all borrowers whether or not it is being paid in connection with program funds. **One borrower (at minimum) must have their loans paid in full by the \$40,000 SmartBuy assistance or in combination with non-IHDA borrower funds/credits.** If the assistance does not cover the full balance, the borrower must pay the difference or opt out of utilizing any of the SmartBuy assistance toward their student loans. If any borrower's debt is not being paid by the SmartBuy assistance (partially or in full), enter the payoff amount as \$0. Lenders must include a valid payoff for each debt using SmartBuy Assistance and list them as paid on the final closing disclosure.

	Borrower OR Coborrower	Name of Lender/Creditor	Account Number	Monthly Payment	Mnths Left	Unpaid Balance	Payoff Amt	Payoff Exp. Date
1.	B CB CB2							
2.	B CB CB2							
3.	B CB CB2							
4.	B CB CB2							
5.	B CB CB2							
6.	B CB CB2							
7.	B CB CB2							
8.	B CB CB2							
9.	B CB CB2							
10.	B CB CB2							
11.	B CB CB2							
12.	B CB CB2							
13.	B CB CB2							
14.	B CB CB2							
15.	B CB CB2							
16.	B CB CB2							
17.	B CB CB2							
18.	B CB CB2							
19.	B CB CB2							
20.	B CB CB2							

DETAILS OF TRANSACTION

Click calculate to re-total when updating amounts!

1.	Total Educational Liabilities (section 1-20, click calculate to total)	
2.	Borrower Funds Applied to Education Loans	
3.	IHDA \$5k SmartBuy Down Payment Assistance (Optional: Borrower may opt out of the DPA)	
4.	SmartBuy Education Assistance (See SmartBuy Calculator)	
5.	FINAL BALANCE - MUST BE \$5000 (OR \$0 IF OPTING OUT OF DPA)	

SMARTBUY CALCULATOR

Total Educational Debt.....
 SmartBuy Assistance (up to \$40k).....
 Borrower Funds Applied.....

Balance (must be \$0 to be compliant)...

REQUIRED PRE-CLOSE ITEMS - CHECKLIST

1. Completed SmartBuy Pre-Close Submission Cover
2. Completed/signed Student Loan Attestation (autofilled by submission cover)
3. Payoff statements for all student loans (dated within 30 days of close - dates will turn red if out of range)
4. Copies of most recent student loan monthly statements
5. Credit Report
6. Copy of 1003 (with most current assets and liabilities listed)
7. Evidence of Underwriter Approval
8. AUS Results

INSTRUCTIONS: Complete all items, this document will fill out duplicative fields and auto calculate the assistance amounts. Lenders must submit all items required prior to close (using IHDA checklist) to receive final documents for closing. This section must be completed in Adobe Reader to function correctly.

ALLOW 3-5 BUSINESS DAYS FOR INITIAL REVIEW APPROVAL
 Submit all required documents at one time, trailing docs will restart the clock!

Illinois Housing Development Authority

SmartBuy Program

STUDENT LOAN ATTESTATION

IHDA File Number..

Coborrower Name....

Borrower Name.....

Coborrower Name....

Full Subject Property Address...

INSTRUCTIONS:

List all student loans belonging to the Borrower(s) to be paid off with the Illinois Housing Development Authority ("IHDA") Mortgage SmartBuy Program ("Program") funds or in combination with borrower's own funds. The sum of all student loan obligations belonging to the Borrower must be paid off at closing of the Program loan, using the Program funds or the borrower's own funds. Co-borrowers may elect to leave their student loan obligations outstanding. However, a partial payoff of student loans, belonging to Borrower or Co-borrower, using the Program funds is not allowed unless the remaining balance of the student loan obligation is to be paid off with the borrower's own funds at closing of the Program loan.

All items must be reviewed, investigated, and evaluated by the lender to whom you submitted your mortgage loan application (the "Lender") and its respective agents. This Student Loan Attestation must be signed by all borrowing parties.

1. STUDENT LOAN ATTESTATION

This Student Loan Attestation shall be considered part of the application for the loan, and is incorporated therein. If any statement made by you in this attestation is false, the mortgage loan made to you will not be eligible for the single family mortgage purchase program of IHDA, and in such event the outstanding principal balance of the mortgage loan may be declared immediately due and payable.

It may be a federal offense punishable by a maximum of a \$5,000 fine, two years imprisonment, or both, to knowingly make a false statement in this attestation (Title 18 United States Code, Section 1014). Read this attestation carefully to be sure the information in it is true and complete before signing this form. All questions must be answered completely. If any question is not applicable, answer "N/A." The information provided in this attestation is subject to verification by IHDA, the Lender, and their respective agents.

2. STUDENT LOAN OBLIGATIONS

The undersigned, hereinafter collectively referred to as "the Borrower," affirms as follows:

In connection with my application to the IHDA Mortgage SmartBuy Program, I declare the following student loan obligations exist or are expected to exist at the time of closing. I acknowledge knowingly withholding information of undisclosed student loan obligations may constitute mortgage fraud. If this Student Loan Attestation is executed more than 90 days prior to the Closing Date of the purchase of the property, I agree to update and recertify the accuracy of the information in this Attestation within 90 days prior to such Closing Date. I/we hereby certify that, to the best of my knowledge, the following accounts reflect the totality of all student loans I/we are obligated to:

SB-059.1

1) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

2) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

3) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

4) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

5) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

6) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

7) [

	Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name		Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt. Payoff Exp. Date

2. STUDENT LOAN OBLIGATIONS (cont.)

8) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

9) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

10) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

11) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

12) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

13) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

14) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name	Debtor		
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

2. STUDENT LOAN OBLIGATIONS (cont.)

15) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name			Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

16) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name			Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

17) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name			Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

18) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name			Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

19) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name			Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

20) [

		Borrower	Coborrower	Coborrower 2
Account Number	Creditor Name			Debtor
Unpaid Balance	Monthly Payment	Months Left	Payoff Amt.	Payoff Exp. Date

3. PAYOFF OF STUDENT LOANS PROVISION

I/We, understand and meet the following specific requirements under the Program. We hereby attest and affirm that:

- a) This student loan attestation represents all student loan obligations belonging to Borrower and any Co-Borrowers.
- b) In connection with the Program, all of Borrower's student loans and Co-Borrower's student loans if utilizing Program funds to pay off his/her student loans, must be paid off at the time of closing via:
 - i. The Program funds, or
 - ii. Borrower's own funds, or
 - iii. A combination of Borrower's funds, Co-Borrower's funds, and the Program funds.
- c) Any student loans belonging to the Borrower or Co-Borrower(s) left unpaid after closing and after utilizing Program funds to constitute a partial payoff of student loans shall render the loan non-compliant and ineligible for delivery to IHDA.

————— **B O R R O W E R S I G N A T U R E S** —————

Borrower Signature	Date	Co-Borrower Signature	Date
Print Borrower Name		Print Co-Borrower Name	
		Co-Borrower Signature	Date
		Print Co-Borrower Name	

*NOTARY MUST EXECUTE FOLLOWING
~ A C K N O W L E D G E M E N T ~*

STATE OF

COUNTY OF

I _____, a Notary Public in and for the said county and State, do hereby certify that

personally known to me as the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, _____.

Notary Seal

My Commission Expires (Seal)

Notary Public Signature

Illinois Housing Development Authority

BORROWER AFFIDAVIT

INSTRUCTIONS:

Complete item #1 and #2. Your signature on this Affidavit acknowledges the requirement that the remaining items must be reviewed, investigated, and evaluated by the lender to whom you submitted your mortgage loan application and its respective agents (the "Lender") as a condition of the loan approval. The Borrower Affidavit must be executed by the Borrower(s) (and non-borrowing spouse, as applicable) and duly notarized as required.

BORROWER AFFIDAVIT

This Borrower Affidavit shall be considered part of the application for the loan, and is incorporated therein.

If any statement made by you in this Affidavit is false, the mortgage loan made to you will not be eligible for the single-family mortgage purchase program of the Illinois Housing Development Authority ("IHDA"), and in such event the outstanding principal balance of the mortgage loan may be declared immediately due and payable.

It may be a federal offense punishable by a maximum of a \$5,000 fine, two years imprisonment, or both, to knowingly make a false statement in this Affidavit (Title 18 United States Code, Section 1014). Read this Affidavit carefully to be sure the information in it is true and complete before signing this form. All questions must be answered completely. The information provided in this Affidavit is subject to verification by IHDA, the Lender, and their respective agents.

The undersigned, hereinafter collectively referred to as "the Borrower," affirms as follows:

1. The Borrower is purchasing the property located at:

Street Address:

City:

Zip Code:

County:

State:

[CONTINUED]



Or which is legally described as follows (the "Property"):

2. The following individuals, including those liable or secondarily liable on the note, will occupy the Property listed above:

	OCCUPANT	RELATIONSHIP	AGE
A.			
B.			
C.			
D.			
E.			
F.			
G.			
H.			

3. The Borrower intends to occupy the Property as the Borrower's principal residence promptly after closing of the Mortgage loan but in no event more than sixty (60) days after such closing.



4. If the Residence is a two-unit residence, (a) the Borrower will occupy one unit of the Property, and (b) the Property will have been first occupied as a residence at least five years prior to the execution of the mortgage securing the Mortgage Loan. [Note: subparagraph (b) of this Paragraph does not apply if (i) the Property is a new construction or (ii) the Property is located in a "targeted area" identified by the Lender and the Borrower's income meets the targeted area guidelines identified by the Lender.]
5. The Borrower has not entered into any agreements, understanding or other arrangement and has no present interest to lease, sell, assign, or transfer any interest of the Borrower in the Property to any person or entity.
6. The Borrower does not now and does not intend to use more than fifteen percent (15%) of the total area of the Property primarily in a trade or business in a manner which would permit the Borrower to take a deduction for any portion of the costs of the Property for expenses incurred in connection with such trade or business use of the Property on the Borrower's federal income tax return.* No portion of the Residence is specifically designed for any commercial use.
** For at-home day care, less than 15% of the residence is used regularly and exclusively for the business.*
7. The Borrower does not now and does not intend to use the Property as an investment Property (except with respect to the rental of a unit in a two-unit residence) or as a recreational home.
8. If the Property residence is prefab or manufactured housing or any other factory-made building, it is permanently affixed to land owned by the Borrower by way of foundation and is taxed as real property.
9. All of the land upon which the Property residence is located, or (in the case of new construction) is to be located, is for the purposes of the residence and is not specifically designed for commercial use or to generate income. If the land exceeds any minimum lot size for zoning purposes by an amount sufficient to subdivide the property without a zoning variance, the Borrower will not:
 - (a) subdivide or otherwise sell any of the land on which the Property residence is located (except in conjunction with a future sale of the Property) or
 - (b) seek any variance from applicable zoning, minimum lot size or set-back requirements in order to subdivide the land.
10. A true and correct copy of the complete agreement with the Property Seller for the purchase of the Property and copies of complete documentation of rehabilitation or repair work, if any, completed on the Property on behalf of the Borrower has been provided to the Lender and the Purchase Price and the total rehab costs stated therein are true, correct, and complete as stated.
11. The Borrower has not assumed or incurred any indebtedness to anyone relating to the acquisition of the Property other than to the Property Seller and those entities, if any, responsible for the rehabilitation work as shown in the agreements referred to in paragraph 10 hereof.
12. With respect to the Acquisition Cost of the Property, the price stated in the agreement between the Borrower and the Property Seller of the Property is true and correct and represents the complete agreement between the purchaser or purchasers (or a related party for the benefit of the purchaser) and the Property Seller (or a related party to or for the benefit of the Property Seller) with respect to the Purchase Price including the price of all fixtures. Any indebtedness assumed or incurred by the mortgagor or anyone active on his, her, or their behalf directly or indirectly (including any special assessments) has been disclosed, in writing, to the Lender.
13. The Property is a completed residential unit. If the Property is existing housing, no repair or rehabilitation to the Property is necessary (other than as may be documented pursuant to paragraph 10 above) to bring the Property into compliance with industry accepted underwriting



standards. If the Property is new construction, no additional work is necessary to complete the Property so as to permit occupancy under local law or to finish the Property to the extent normally provided by the builder.

14. No part of the proceeds of the Mortgage loan is being applied to purchase any of the following:
- (a) furniture or other personal property not permanently affixed to the Property.
 - (b) appliances that are not permanently affixed to the Property, with the exception of any of the following, if they are an existing fixture on the Property at the time the Borrower acquires the Property: refrigerator; oven, including microwave oven, or other cooking surface; dishwasher; washing machine; dryer; heater or heating system; air conditioner or air conditioning system.

To the extent that the purchase agreement with the Property Seller described in paragraph 10 is inconsistent with this representation, those provisions in the purchase agreement do not reflect the intention of the Borrower, and such provisions in the purchase agreement are superseded by this Affidavit, have no legal effect, and are unenforceable.

15. The Borrower is using the proceeds of the Mortgage loan for the purpose of acquiring the Property and, if applicable, to complete rehabilitation and repair of the property and not for the repayment or refinancing of existing mortgages or debts other than
- (a) construction period loans, or
 - (b) a bridge loan or similar temporary initial financing which had a term of twenty-four (24) months or less. The Borrower understands that conditional land sale contracts or leases with an option to purchase are considered existing loans or mortgages for purposes of this Paragraph.
16. The Borrower agrees to notify IHDA immediately in the event that he, she, or they vacate the Property, and to keep IHDA informed of his, her, or their current mailing address.
17. The Borrower will not unreasonably withhold his, her, or their consent to any inspection of the Property (the exterior and interior thereof) conducted by the Lender and/or IHDA or its agents, for the purpose of verifying the truth of any of the statements contained in this Borrower Affidavit, provided the inspection is conducted at a reasonable time and in a reasonable manner. It will not be unreasonable for IHDA or its agents to conduct an inspection by providing written notification of any inspection of the Property to the Borrower with twenty-four (24) hours' notice.
18. The Borrower has duly executed FNMA Form 1003/FHLMC Form 65, Residential Loan Application, and HUD Form 92900 (HUD-FHA Application for Insurance under the National Housing Act) or VA Form 26-1802A (VA Application for Home Loan Guaranty), as applicable, within the four (4) month period ending on the date of the closing of the Mortgage loan, states that all information on the applicable form was true and correct as of the date of execution, and states that on said form all sources of Household income have been disclosed and recited, including salary, commissions, bonuses, earnings from part-time employment, interest, dividends, tips, gains on sales of securities, annuities, pensions, royalties, Veterans Administration compensation, net rental income from all sources, alimony, child support, public assistance, sick pay, Social Security benefits, income received from business activities or investments, estate or trust income, unemployment compensation and miscellaneous income.
19. The Borrower made no material misstatements in connection with the application for the Mortgage loan evidenced by the Note and Mortgage.



20. **APPLICABLE TO FIRST TIME HOME BUYERS ONLY**** During the last three (3) years the Borrower, or non-borrowing spouse as applicable, did not have any present ownership interest in a principal residence including an interest in a factory-made house, such as a mobile home permanently affixed to land owned by the Borrower. The Borrower understands that “present ownership interest” includes the following types of interest:

- (a) a fee simple interest,
- (b) a joint tenancy, a tenancy in common, or tenancy by the entirety,
- (c) the interest of a tenant-stockholder in a cooperative,
- (d) a life estate,
- (e) a contract to purchase residential real estate, or
- (f) an interest held in a trust established by Borrower or some other person.

The Borrower further understands that a “present ownership interest” does not include:

- (a) a remainder interest,
- (b) an ordinary lease, with or without an option to purchase,
- (c) a mere expectancy to inherit an interest in a principal residence, (i.e.) the interest that a purchaser of a residence acquires on the execution of a purchase contract, and an interest in other than a principal residence during the previous three years.

[This provision does not apply if the Borrower is a qualified veteran or if the Property is located in a “targeted area” identified in materials provided to the Lender by IHDA.]

*** A first-time homebuyer is a person who has not had an ownership interest in a principal residence at any time during the three-year period prior to the date of purchase. Borrower(s) and non-borrowing spouse(s) must be first-time homebuyers. EXEMPTION: If the residence to be purchased is within a targeted area or the borrower is a Veteran, this requirement is waived.*

21. **APPLICABLE TO FIRST TIME HOME BUYERS ONLY**.** IHDA’s First Time Homebuyer Program is made possible by provisions of the Internal Revenue Code that allow IHDA to issue what are customarily referred to as “tax-exempt bonds.” By issuing bonds, IHDA can provide financing for mortgage loans.

The Internal Revenue Code includes a restriction relating to such mortgage loans. The Federal government treats homebuyers or borrowers who purchase a residence with mortgage loans financed with proceeds of tax-exempt bonds as having received a “subsidy”. This means that, subject to certain exceptions, if a homebuyer or borrower who has received a loan financed with proceeds of tax-exempt bonds sells the residence within nine (9) years of purchase this subsidy may be “recaptured”.

The recapture is accomplished by an increase in federal income tax for the year in which a homebuyer or borrower sells their residence. The recapture only applies, however if the residence is sold at a gain and if the homebuyer or borrower’s income increases above specified levels

IHDA will provide the Borrower with additional information reflecting the calculation of the recapture tax at closing or shortly after closing on the purchase of the Property.

IF YOU DO NOT UNDERSTAND THIS PARAGRAPH, OR IF YOU HAVE ADDITIONAL QUESTIONS ABOUT RECAPTURE, YOU MAY WANT TO CONSULT YOUR ATTORNEY, A TAX ADVISER, OR THE LOCAL OFFICE OF THE INTERNAL REVENUE SERVICE.



BORROWER(S) SIGNATURES
NOTARY MUST EXECUTE IF NOT ELECTRONICALLY SIGNED

BORROWER 1: In addition to receiving a signed copy of this document, I have read and certify to the applicable statements in this Borrower Affidavit. I also certify that either:

- | | |
|--|--|
| (a) I currently retain, or have retained within the last three (3) years, an ownership interest in a principal residence OR | (b) I do not currently retain, or have not retained within the last three (3) years, an ownership interest in a principal residence. |
|--|--|

Borrower Signature	Date	Print Borrower Full Legal Name
--------------------	------	--------------------------------

BORROWER 2: In addition to receiving a signed copy of this document, I have read and certify to the applicable statements in this Borrower Affidavit. I also certify that either:

- | | |
|--|--|
| (a) I currently retain, or have retained within the last three (3) years, an ownership interest in a principal residence OR | (b) I do not currently retain, or have not retained within the last three (3) years, an ownership interest in a principal residence. |
|--|--|

Borrower Signature	Date	Print Borrower Full Legal Name
--------------------	------	--------------------------------

BORROWER 3: In addition to receiving a signed copy of this document, I have read and certify to the applicable statements in this Borrower Affidavit. I also certify that either:

- | | |
|--|--|
| (a) I currently retain, or have retained within the last three (3) years, an ownership interest in a principal residence OR | (b) I do not currently retain, or have not retained within the last three (3) years, an ownership interest in a principal residence. |
|--|--|

Borrower Signature	Date	Print Borrower Full Legal Name
--------------------	------	--------------------------------

NON-BORROWING SPOUSE ACKNOWLEDGEMENT

NON-BORROWING SPOUSE: In addition to receiving a signed copy of this document, I have read and certify to the applicable statements in this Borrower Affidavit. I also certify that either:

- | | |
|--|--|
| (a) I currently retain, or have retained within the last three (3) years, an ownership interest in a principal residence OR | (b) I do not currently retain, or have not retained within the last three (3) years, an ownership interest in a principal residence. |
|--|--|

Non-Borrowing Spouse Signature	Date	Print Non-Borrowing Spouse Full Legal Name
--------------------------------	------	--



~ ACKNOWLEDGEMENT ~

STATE OF }

COUNTY OF }

I _____, a Notary Public in and for the said County and State, do hereby certify that

personally known to me as the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, _____.

(Seal)

My Commission Expires (Seal)

Notary Public (signature)



Explanation: U.S. Bank's Borrower Release of Authorization of Private Information Form

When your loan is purchased by U.S. Bank, Housing Finance Authority Division (HFA), acting as Illinois Housing Development Authority's Loan Servicer, borrowers are notified by U.S. Bank HFA Division for loan payment collection.

In addition, Illinois Housing Development Authority (IHDA) requires borrowers who receive an IHDA loan to complete U.S. Bank HFA's required *Borrower Authorization of Release of Private Information* form. This form permits U.S. Bank HFA, the Loan Servicer, to share necessary data pertaining to the borrower/co-borrower and loan transaction with IHDA.

If the loan is not purchased by U.S. Bank HFA acting as IHDA's Loan Servicer, no data will be shared between the originating lender and U.S. Bank HFA.





usbank.com

Borrower Authorization of Release of Private Information

The undersigned Borrower and Co-Borrower, if any, (individually and collectively, "Borrower" or "I") authorize U.S. Bank National Association, and its successors and assigns ("U.S. Bank"), to disclose, share, release, communicate, and provide to and with Illinois Housing Development Authority ("Third Party") private information and documentation (collectively, "Information ") contained in or related to my mortgage loan, which is identified below. This Information may include, but is not limited to, my name, address, telephone number, social security number, FICO score, loan data, credit report, income, government monitoring information, loss mitigation application status, account balances, program eligibility, reports, and payment activity, including delinquencies. I understand that some or all of the Information is classified as private information with regard to an individual. I understand that it may be necessary for Third Party to have access to my Information in order to effectively manage Third Party's loan programs.

I have read and understand U.S. Bank's Privacy Pledge which is attached to this Authorization. I am aware that U.S. Bank is committed to compliance with its Privacy Pledge and with the Privacy of Consumer Financial Information (Regulation P) Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA) and other legal requirements relating to the privacy and security of my Information.

I understand that U.S. Bank will take reasonable steps to verify the identity of Third Party before releasing my Information to Third Party, but U.S. Bank has no responsibility or liability to verify the identity of Third Party or what Third Party will do with my Information provided by U.S. Bank. I agree to indemnify and hold U.S. Bank harmless in the event Third Party misuses my Information provided to Third Party by U.S. Bank.

This authorization will not be valid unless I sign the authorization and will remain in effect until I revoke it in writing and deliver my revocation to U.S. Bank.

Loan No.:

Property Address:

_____	_____	_____
Borrower Printed Name	Borrower Signature	Date

_____	_____	_____
Co-Borrower Printed Name	Co-Borrower Signature	Date

_____	_____	_____
Co-Borrower Printed Name	Co-Borrower Signature	Date





FACTS

WHAT DOES U.S. BANK DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> ■ Social Security number and income ■ account balances and payment history ■ transaction history and credit history
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons U.S. Bank chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does U.S. Bank share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	Yes	Yes
For nonaffiliates to market to you	No*	We don't share

To limit our sharing	<ul style="list-style-type: none"> ■ Call 800-370-8580—our menu will prompt you through your choice or ■ Visit us online: http://www.usbank.com/privacy and tell us your preference on the "Exercise Your Privacy Choice" page. <p>Please note: If you are a <i>new</i> customer, we can begin sharing your information 30 days from the date we sent this notice. When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p> <p>However, you can contact us at any time to limit our sharing.</p>
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To limit our direct marketing	<p>Please note: We may contact our existing customers by mail, telephone, or email to offer additional financial products or services including products and services offered by nonaffiliates that we believe may be of interest to you. You may direct us not to send you such offers.</p> <ul style="list-style-type: none"> ■ To limit our direct marketing to you by mail or telephone, please call 800-370-8580—our menu will prompt you through your choices, or visit us online: http://www.usbank.com/privacy and tell us your preference on the "Exercise Your Privacy Choice" page. ■ To limit our direct marketing to you by e-mail, visit us online: http://www.usbank.com/privacy and tell us your preference on the "Email Preferences" page.
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Questions?	Call 800-872-2657 or go to usbank.com
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Who we are

Who is providing this notice?

Companies with the U.S. Bank and U.S. Bancorp names and other affiliates. Please see below for a list of other affiliates that do not have a U.S. Bank or U.S. Bancorp name.

Except for California, North Dakota and Vermont residents, a different notice applies to customers who leased or purchased a vehicle and obtained U.S. Bank financing directly through a dealership. That notice from U.S. Bank—Dealer Financial Services is available online at <http://www.usbank.com/privacy> or by calling 800-437-9497.

What we do

How does U.S. Bank protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does U.S. Bank collect my personal information?

We collect your personal information, for example, when you

- open an account or apply for a loan
- use your credit or debit card or make deposits or withdrawals from your account
- tell us about your investment or retirement portfolio

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- sharing for affiliates' everyday business purposes—information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.

What happens when I limit sharing for an account I hold jointly with someone else?

Your choices will apply individually—unless you tell us otherwise.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies with a U.S. Bank and U.S. Bancorp name; financial companies such as U.S. Bank National Association and U.S. Bancorp Investments, Inc.*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *U.S. Bank does not share with nonaffiliates so they can market to you*

Joint marketing

A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

- *U.S. Bank doesn't jointly market*



Other important information

You may have other privacy protections under applicable state laws. To the extent these state laws apply, we will comply with them when we share information about you.

For California residents: In accordance with California law, we will not share information we collect about you with companies outside of our corporate family, except as permitted by law, including, for example, with your consent or to service your account. We will limit sharing among our companies to the extent required by California law.

For Vermont residents: In accordance with Vermont law, we will not share information we collect about you with companies outside of our corporate family, except as permitted by law, including, for example with your consent or to service your account. We will not share information about your creditworthiness within our corporate family except with your authorization or consent, but we may share information about our transactions or experiences with you within our corporate family without your consent.

For Nevada residents: We may contact our existing customers by telephone to offer additional financial products that we believe may be of interest to you. You have the right to opt out of these calls by adding your name to our internal do-not-call list. To opt out of these calls, or for more information about your opt out rights, please contact our customer service department. You can reach us by calling 800-USBANKS (800-872-2657), clicking the "Email Us" link at usbank.com/privacy, or writing to P.O. Box 64490, St. Paul, MN 55164. You are being provided this notice under Nevada state law. In addition to contacting U.S. Bank, Nevada residents can contact the Nevada Attorney General for more information about your opt out rights by calling 702-486-3132, emailing aginfo@ag.nv.gov, or by writing to:

Office of the Attorney General, Nevada Department of Justice, Bureau of Consumer Protection
100 North Carson Street, Carson City, NV 89701-4717

Additional U.S. Bancorp affiliates

The Miami Valley Insurance Company
Red Sky Risk Services, LLC

Mississippi Valley Company

*Please keep in mind that, as permitted by applicable law, if you have a private label credit card account with us, we share information about you with our financial or retail partners in connection with maintaining and servicing your account, including for that financial or retail partner to market to you. Federal law does not give you the right to limit this sharing.



PRIVACY NOTICE

FACTS	WHAT DOES ILLINOIS HOUSING DEVELOPMENT AUTHORITY (IHDA) DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and income • Account balances and payment history • Credit history and credit scores <p>When you are no longer our customer, we continue to share information about you as described in this notice.</p>	
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons IHDA chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does IHDA share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don’t share
For our affiliates’ everyday business purposes — information about your transactions and experiences	No	We don’t share
For our affiliates’ everyday business purposes — information about your creditworthiness	No	We don’t share
For nonaffiliates to market to you	No	We don’t share
QUESTIONS?	Call 888-456-2656, email mortgage@ihda.org , or visit us online at www.ihdamortgage.org . You may also access this privacy notice directly at https://www.ihdamortgage.org/privacy-policy .	



Who we are	
Who is providing this notice?	The Illinois Housing Development Authority
What we do	
How does IHDA protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to those staff members that have a valid reason for viewing your records.
How does IHDA collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Provide income, employment, and other information to a IHDA participating lender or grantee under an IHDA loan program • Provide us with your contact/income/employment information • Discuss loss mitigation options or loan terms <p>We also collect your personal information from other companies, such as credit bureaus.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for your affiliates' everyday business purposes – information about your credit worthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>IHDA has no affiliates.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>IHDA does not share information with nonaffiliates so they can market to you.</i>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>IHDA has no joint marketing agreements with nonaffiliates.</i>

