



Program Bulletin

February 25, 1999

Program Bulletin #99-05

To: CHFA Approved Lenders

SINGLE FAMILY PROGRAM INTEREST RATES

This bulletin is provided to serve notice of a change related to the effective mortgage interest rates offered by CHFA and supersedes all other interest rate Program Bulletins. **The rates below are for new construction and resale housing. The rates are effective for both the CHFA Single Loan (SL) reservation process for 90-day reservations and the new CHFA BLOCK Program.** The changes are effective for all loan reservations and forward commitment requests received by the Agency after 8:00 a.m., February 26, 1999. The new interest rates are as follows:

CHFA INTEREST RATES

Fixed-Rate Mortgages:

<u>Existing-Resale:</u>	Standard	7.00%	(6.75% in CHFA High-Cost Areas)
	AHPP	6.75%	(6.50% in CHFA High-Cost Areas)
<u>New Construction</u>			
	For-Profit Developers:	Standard	7.00% (6.75% in CHFA High-Cost Areas)
		AHPP	6.75% (6.50% in CHFA High-Cost Areas)
Nonprofit Developers*: [501 (c)(3)]	Contractor	6.50%	(6.25% in CHFA High-Cost Areas)
	SHBAP	5.00%	

* Nonprofit/SHBAP developers may use 90-day locks; however, the interest rate will be at the for-profit developer rate.

Adjustable Rate Mortgages: Program Suspended

CHFA TERMS/FEEES

<u>Existing-Resale:</u>	
• 90 Days	No Fee
<u>New Construction:</u>	
For-Profit Developers:	
• 90 Days	No Fee
• 6 Months	0.50% (at Discount)
• 9 Months	1.50% (0.75% Cash Up; 0.75% at Discount)
• 12 Months	2.00% (1.00% Cash Up; 1.00% at Discount)

(Over)

Nonprofit Developers:

- 90 Days No Fee
- 12 Months 1.00% (0.50% Cash Up; 0.50% at Discount)
- 18 Months 1.50% (0.75% Cash Up; 0.75% at Discount)

Nonprofit Developers/SHBAP:

- 90 Days No Fee
- 12 Months 1.00% (0.25% Cash Up; 0.75% at Discount)
- 18 Months 1.50% (0.25% Cash Up; 1.25% at Discount)

CHFA reserves the right to change the mortgage interest rates and terms offered for future loan reservations and forward commitments.

Re-reservations (Relock) Fee policy: CHFA will allow re-reservation (relocks) on 90-day reservations. However, canceling a previously issued reservation locked at a higher rate and relocking at a lower rate when offered by CHFA will result in a 1% re-reservation fee.

Refer to the Program Manual, Exhibit O, for a list of High Cost Areas.

For additional information or questions regarding this Bulletin, you may write the California Housing Finance Agency, Single Family Programs, 1121 L Street, 7th Floor, Sacramento, CA 95814; call (916) 324-8088; or fax to (916) 324-6589.