



Program Bulletin

January 15, 2002

Program Bulletin #2002-02

To: CHFA Approved Lenders

REVISED 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 shown on the attached page 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 CHFA Builder-Lock (BLOCK) Program.** The changes are effective for all loan reservations and forward commitment requests received by the Agency **after 8:00 a.m. on January 16, 2002.**

The 90-day reservations, and forward commitments through the BLOCK Program, are both available to lenders through the Lender Access System (LAS). CHFA reserves the right to change the mortgage interest rates and terms offered for future loan reservations and forward commitments.

Re-reservation Fee Policy: CHFA will allow re-reservations on 90-day reservations at the current established rates. However, if and when CHFA reduces rates, re-reserving at a lower rate will result in a 1% re-reservation fee if the previous reservation was reserved at a higher rate.

Questions regarding this bulletin should be directed to "CHFA, Homeownership Programs", at 1121 L Street, 7th Floor, Sacramento, CA 95814; or by phone (916) 324-8088; or by fax (916) 324-6589. The revised interest rates will be posted on CHFA's web page at the following address: www.chfa.ca.gov



Lenders are encouraged to use CHFA's FHA Energy Efficient Mortgage Program (EEM) to minimize energy usage and costs. Additional information regarding EEMs is available on CHFA's web page.

Attachment

Effective 01/16/02
INTEREST RATE SCHEDULE

AREA/ INCOME LEVEL		NEW CONSTRUCTION HOUSING					EXISTING RESALE HOUSING		
		STANDARD	AHPP	ECTP ⁴	SHBAP ²	NONPROFIT ²	STANDARD	AHPP	ECTP ⁴
STATE- WIDE AREAS	MODERATE INCOME	6.50%	N/A	5.75%	N/A	N/A	6.50%	N/A	5.75%
	LOW INCOME ¹	6.00%	5.75%	5.75%	4.00%	5.75%	6.00%	5.75%	5.75%
HIGH- COST AREAS ³	MODERATE INCOME	6.25%	N/A	5.50%	N/A	N/A	6.25%	N/A	5.50%
	LOW INCOME ¹	5.75%	5.50%	5.50%	4.00%	5.50%	5.75%	5.50%	5.50%

Note: The interest rates are those in effect on the date shown. However, they are subject to change without notice. Current interest rates can be obtained from a CHFA lender, or from the CHFA website at www.chfa.ca.gov or by calling 1-800-789-CHFA.

¹Lenders who obtain a reduced interest rate reservation for low-income applicants who are subsequently determined to have an annual income that exceeds the low-income limit will be offered the Standard interest rate for moderate income families, assuming they meet CHFA's moderate income limits.

²Rates quoted for SHBAP/Nonprofit developers are offered only through the BLOCK Program. SHBAP/Nonprofit developers may use 90-day locks; however, the interest rate will be set at the Standard new construction interest rate.

³Refer to Program Manual, Exhibit "C" for a list of the High Cost Areas.

⁴Extra Credit Teacher Program Rates

NEW CONSTRUCTION TERMS AND FEES*					
DEVELOPER TYPE	90-DAY LOCK	6 MONTH LOCK	9 MONTH LOCK	12 MONTH LOCK	18 MONTH LOCK
FOR-PROFIT	Available @ No Fee	0.50% (at Discount)	1.50 % (0.75% Cash Up; 0.75% at Discount)	2.00% (1.00% Cash Up; 1.00% at Discount)	NOT OFFERED
NONPROFIT	Available @ No Fee	NOT OFFERED	NOT OFFERED	1.00% (0.50% Cash Up; 0.50% at Discount)	1.50 % (0.75% Cash Up; 0.75% at Discount)
SELF-HELP/ NONPROFIT	Available @ No Fee	NOT OFFERED	NOT OFFERED	1.00% (0.25% Cash Up; 0.75% at Discount)	1.50 % (0.25% Cash Up; 1.25% at Discount)

*New Construction (BLOCK Program) – Available through CHFA approved Lenders.

Re-reservation (Relock) Fee Policy: CHFA will allow re-reservation (relocks) on 90-day locks.

However, canceling a previously issued reservation locked at a higher rate and then relocked at a lower current established rate will result in a 1% re-reservation fee.

Late Delivery Fee: 1% penalty will be collected against loans delivered within the 30-day grace period for either the 90-day lock or the BLOCK Program. Self-Help/Nonprofit developers using the BLOCK Program are assessed only .50% late delivery fee.