



**MONTHLY PAYMENT
NEEDED TO PAY BACK A LOAN**

	1 YEARS	2 YEARS	3 YEARS	4 YEARS	5 YEARS
50%					
100	4.41	2.32	1.63	1.28	1.00
150	6.61	4.64	3.25	2.56	2.00
200	8.81	6.96	4.87	3.84	3.00
250	11.01	9.28	6.50	5.12	4.00
300	13.21	11.60	8.12	6.40	5.00
350	15.41	13.92	9.75	7.68	6.00
400	17.61	16.24	11.37	8.96	7.00
450	19.81	18.56	13.00	10.24	8.00
500	22.01	20.88	14.62	11.52	9.00
550	24.21	23.20	16.25	12.80	10.00
600	26.41	25.52	17.87	14.08	11.00
650	28.61	27.84	19.50	15.36	12.00
700	30.81	30.16	21.12	16.64	13.00
750	33.01	32.48	22.75	17.92	14.00
800	35.21	34.80	24.37	19.20	15.00
850	37.41	37.12	26.00	20.48	16.00
900	39.61	39.44	27.62	21.76	17.00
950	41.81	41.76	29.25	23.04	18.00
1000	44.01	44.08	30.87	24.32	19.00
1050	46.21	46.40	32.50	25.60	20.00
1100	48.41	48.72	34.12	26.88	21.00
1150	50.61	51.04	35.75	28.16	22.00
1200	52.81	53.36	37.37	29.44	23.00
1250	55.01	55.68	39.00	30.72	24.00
1300	57.21	58.00	40.62	32.00	25.00
1350	59.41	60.32	42.25	33.28	26.00
1400	61.61	62.64	43.87	34.56	27.00
1450	63.81	64.96	45.50	35.84	28.00
1500	66.01	67.28	47.12	37.12	29.00
1550	68.21	69.60	48.75	38.40	30.00
1600	70.41	71.92	50.37	39.68	31.00
1650	72.61	74.24	52.00	40.96	32.00
1700	74.81	76.56	53.62	42.24	33.00
1750	77.01	78.88	55.25	43.52	34.00
1800	79.21	81.20	56.87	44.80	35.00
1850	81.41	83.52	58.50	46.08	36.00
1900	83.61	85.84	60.12	47.36	37.00
1950	85.81	88.16	61.75	48.64	38.00
2000	88.01	90.48	63.37	49.92	39.00
2050	90.21	92.80	65.00	51.20	40.00
2100	92.41	95.12	66.62	52.48	41.00
2150	94.61	97.44	68.25	53.76	42.00
2200	96.81	99.76	69.87	55.04	43.00
2250	99.01	102.08	71.50	56.32	44.00
2300	101.21	104.40	73.12	57.60	45.00
2350	103.41	106.72	74.75	58.88	46.00
2400	105.61	109.04	76.37	60.16	47.00
2450	107.81	111.36	78.00	61.44	48.00
2500	110.01	113.68	79.62	62.72	49.00
2550	112.21	116.00	81.25	64.00	50.00
2600	114.41	118.32	82.87	65.28	51.00
2650	116.61	120.64	84.50	66.56	52.00
2700	118.81	122.96	86.12	67.84	53.00
2750	121.01	125.28	87.75	69.12	54.00
2800	123.21	127.60	89.37	70.40	55.00
2850	125.41	129.92	91.00	71.68	56.00
2900	127.61	132.24	92.62	72.96	57.00
2950	129.81	134.56	94.25	74.24	58.00
3000	132.01	136.88	95.87	75.52	59.00
3050	134.21	139.20	97.50	76.80	60.00
3100	136.41	141.52	99.12	78.08	61.00
3150	138.61	143.84	100.75	79.36	62.00
3200	140.81	146.16	102.37	80.64	63.00
3250	143.01	148.48	104.00	81.92	64.00
3300	145.21	150.80	105.62	83.20	65.00
3350	147.41	153.12	107.25	84.48	66.00
3400	149.61	155.44	108.87	85.76	67.00
3450	151.81	157.76	110.50	87.04	68.00
3500	154.01	160.08	112.12	88.32	69.00
3550	156.21	162.40	113.75	89.60	70.00
3600	158.41	164.72	115.37	90.88	71.00
3650	160.61	167.04	117.00	92.16	72.00
3700	162.81	169.36	118.62	93.44	73.00
3750	165.01	171.68	120.25	94.72	74.00
3800	167.21	174.00	121.87	96.00	75.00
3850	169.41	176.32	123.50	97.28	76.00
3900	171.61	178.64	125.12	98.56	77.00
3950	173.81	180.96	126.75	99.84	78.00
4000	176.01	183.28	128.37	101.12	79.00
4050	178.21	185.60	130.00	102.40	80.00
4100	180.41	187.92	131.62	103.68	81.00
4150	182.61	190.24	133.25	104.96	82.00
4200	184.81	192.56	134.87	106.24	83.00
4250	187.01	194.88	136.50	107.52	84.00
4300	189.21	197.20	138.12	108.80	85.00
4350	191.41	199.52	139.75	110.08	86.00
4400	193.61	201.84	141.37	111.36	87.00
4450	195.81	204.16	143.00	112.64	88.00
4500	198.01	206.48	144.62	113.92	89.00
4550	200.21	208.80	146.25	115.20	90.00
4600	202.41	211.12	147.87	116.48	91.00
4650	204.61	213.44	149.50	117.76	92.00
4700	206.81	215.76	151.12	119.04	93.00
4750	209.01	218.08	152.75	120.32	94.00
4800	211.21	220.40	154.37	121.60	95.00
4850	213.41	222.72	156.00	122.88	96.00
4900	215.61	225.04	157.62	124.16	97.00
4950	217.81	227.36	159.25	125.44	98.00
5000	220.01	229.68	160.87	126.72	99.00



BANKSERV PROGRAM MANUAL

October 2013

ALABAMA HOUSING FINANCE AUTHORITY

PROGRAM MANUAL

**Dated as of
April 1, 2010**

ServiSolutions, the Alabama Housing Finance Authority's mortgage servicing department, is comprised of three areas: cash/investor reporting, customer service/escrow, and default (including collections, loss mitigation, bankruptcy, and foreclosure). The staff is highly trained with an average of more than 15 years of mortgage servicing experience.

ServiSolutions services all types of mortgages including FHA, VA, RD, conventional uninsured and conventional insured loans. We are an approved seller/servicer for Ginnie Mae and Fannie Mae.

CLOSED LOAN SUBMISSION FOR SERVICING

Each Originator is to assign user names and passwords to designated employees who will be responsible for submitting closed loans. All submissions must be made through the Lender Central system at <https://lenders.ahfa.com/Bin/Display.exe/ShowSection>.

1. User logs into <https://lenders.ahfa.com/Bin/Display.exe/ShowSection> by entering assigned user name, account ID and password.
2. User enters requested closed loan data.
3. User submits information to finalize the loan data delivery and receive assigned ServicingSolutions loan number.
4. User uploads, via Lender Central, the required documents listed on the Checklist for Originator Servicing Files ([Appendix A](#)). AHFA-specific documents are provided in editable form for download at <https://www.ServSol.com> and in Lender Central's Document Repository.

TRANSFER OF SERVICING NOTIFICATION

The Originator shall provide the Mortgagor with a Notice of Assignment, Sale or Transfer of Servicing Rights ([Appendix C](#)) and a First Payment Notification ([Appendix D](#)) at closing. The First Payment Notification includes two temporary payment coupons for the Mortgagor to use until the mortgage statement is received.

NOTIFICATION TO INSURANCE COMPANY REGARDING CHANGE OF MORTGAGEE

The Originator shall provide the Mortgagor's insurance company with a Change in Mortgagee Notification ([Appendix E](#)) that provides the insurance company with the proper information so that the Servicer receives all notifications for insurance billings, cancellations, changes in status, etc.

ADDRESSES

Payment Address:

ServiSolutions
P.O. Box 242928
Montgomery, AL 36124-2928

General Correspondence:

ServiSolutions
P.O. Box 242967
Montgomery, AL 36124-2967

Delivery Address:

ServiSolutions
7460 Halcyon Pointe Drive
Suite 200
Montgomery, AL 36117

CUSTOMER SERVICE

The Servicer's hours of operation are Monday through Friday from 8 AM to 5 PM Central Time.

DEDICATED MORTGAGE SERVICE REPRESENTATIVE

The Servicer will provide a dedicated mortgage service representative to assist Mortgagors with questions regarding their accounts. The mortgage service representative can be reached by phone at 334.244.4350 or 866.339.2432 or by email at mortgageservice@AHFA.com. All calls will be returned by the end of each business day. Mortgagors will be required to provide their loan number and the last four digits of their Social Security Number.

MORTGAGOR NOTIFICATIONS

The Servicer will provide the Mortgagor with a monthly mortgage statement ([Appendix F](#)) summarizing all of the monthly activity that has occurred on the account, as well as other pertinent information regarding the loan. The Mortgagor will detach a coupon from the statement to remit with the next monthly payment. Envelopes will be provided with the statements for Mortgagors to use to remit the mortgage payment directly to the Servicer.

ADJUSTABLE RATE CHANGE (ARM) NOTIFICATIONS

The Servicer will complete the annual ARM changes pursuant to the terms of the ARM Rider. Payment change notifications will be sent to the Mortgagor no later than 30 days prior to the payment change. Notifications will be provided to the Originator with the remittance reports.

ANNUAL IRS REPORTING/PRIVACY NOTIFICATIONS

The Servicer will annually provide the Mortgagor with the IRS Form 1098 tax-reporting document. The Servicer will also deliver this documentation to the IRS. The Originator is responsible for IRS reporting associated with a foreclosure or corporate advance (1099A, 1099C, or 1099M).

The Servicer will deliver its Privacy Notice ([Appendix G](#)) to the Mortgagor. The Originators should consult with their respective legal advisors to determine if additional privacy notices are required to be sent by the Originator.

ONLINE MORTGAGOR ACCESS

Mortgagors can access their mortgage information through the Servicer's website. Mortgagors can review their loan information, request payoff statements and amortization schedules, enroll in the Servicer's recurring payment draft option, or make a one-time payment.

To access the mortgage loan information on *www.ServSol.com*, click on **Access Your Account** from the top navigation menu on the home page. The Mortgagor will be prompted to set up a User ID and Password. The Mortgagor is required to provide his or her loan number and Social Security Number. Several security questions are employed to verify the Mortgagor's identity. A copy of the Servicer's home page is included as Appendix H.

The Mortgagor may request online alerts that a payment has been posted to the Mortgagor's account or that an escrow item has been paid. For assistance with this feature, contact the mortgagor service representative.

NOTE: If the loan is in foreclosure proceedings or the Mortgagor is a debtor in bankruptcy, Mortgagor access to the online system is not permitted.

MISCELLANEOUS INFORMATION

The Servicer will (1) process all name changes due to marriage/divorce/ death, etc., and (2) make changes to the mailing address, if requested by the Mortgagor. Property address changes will not be made without proper documentation (e.g. notification from city, 911 change).

ESCROW FUNCTIONS

Escrow items consist of hazard and flood insurance, county and city taxes, property assessments, and homeowner's association dues. The escrow portion of the monthly payment is 1/12 of the estimated annual escrow disbursements.

The Servicer is solely responsible for the disbursement of all escrowed items. Any bills or documentation received by the Originator after the assignment of the loan to the Servicer for servicing shall be sent to the Servicer at the following address:

ServiSolutions
Attn: Escrow Department
P.O. Box 242967
Montgomery, AL 36124-2967

ESCROW ANALYSIS

An escrow analysis is the process of determining targeted escrow account balances, determining whether shortages or surpluses exist and computing the Mortgagor's monthly payments for the next escrow account computation year. The Servicer uses the aggregate method for escrow analysis. The aggregate analysis is an accounting method in which the escrow account is treated as a whole.

The Servicer will retain a reserve amount equal to two months' of all escrow items with the exception of homeowner's association dues. The Servicer will analyze each loan annually as directed by RESPA, with the exception of loans that are either 90-or-more-days delinquent or in foreclosure. Loans to Mortgagors that are debtors in bankruptcy will be analyzed annually; however, payment change

notifications for such loans will be sent to the Mortgagor's bankruptcy attorney and the bankruptcy trustee.

All other escrow analysis and escrow history will be provided to the Mortgagor with the monthly mortgage statement no less than 30 days prior to the payment change.

- **Escrow surplus**

An escrow surplus is the amount by which the current (actual) escrow account balance exceeds the required (targeted) balance, including the two-month reserve amount. Overages equal to or greater than \$50 will be returned to the Mortgagor at the time of analysis if the account is current. Overages of less than \$50 are divided by 12 and credited to the Mortgagor's total monthly payment for the next 12 months.

- **Escrow shortage**

An escrow shortage is the negative difference between the current (actual) escrow account balance and the required (targeted) balance, including the two-month reserve amount. Escrow shortages are allocated equally over the next 12 months and are added to the escrow portion of the Mortgagor's monthly payments.

HAZARD INSURANCE

The Servicer will monitor and disburse the hazard insurance on each loan serviced. The Servicer will ensure that the insurance companies direct all correspondence to the Servicer as instructed in the Mortgage Clause Letter ([Appendix E](#)).

FLOOD INSURANCE

The Servicer requires that a flood determination be completed prior to each loan closing. Flood insurance is required on all properties in a designated flood zone. If flood insurance is required on a loan, the Mortgagor shall obtain the flood insurance.

The Mortgagor's property or portion of the property may be located in a designated flood zone; however, the improvements (physical dwelling/home) may be on an elevated site making flooding unlikely. In such cases, the Mortgagor may request a Letter of Map Amendment (LOMA). If Federal Emergency Management Agency (FEMA) issues the requested LOMA, the Mortgagor may terminate its flood insurance.

WIND AND HAIL INSURANCE

In certain areas, a homeowner's insurance policy does not provide coverage for wind and hail damage. When insurance coverage is subject to this exclusion, the Mortgagor shall provide a wind and hail insurance rider. The Servicer will notify the Mortgagor if the Mortgagor's homeowner's insurance does not include coverage for wind and hail damage, and the Mortgagor must obtain such coverage within 30 days. If the Mortgagor does not obtain such insurance coverage, the Servicer will place a Wind and Hail Lender-Placed Policy on the property to protect the Originator's interest in the property.

MID-TERM CANCELLATIONS

The Mortgagor has the right to purchase new hazard and/or flood insurance at any time. When the Mortgagor changes insurance prior to the expiration date of the policy, this is referred to as a mid-term cancellation. The Mortgagor is required to provide the Servicer with a 30-day written notice of insurance changes. The Mortgagor will be required to pay the new insurance premium in full and provide a paid

receipt as proof of payment. The Servicer will make the appropriate changes to the servicing system. If the Mortgagor changes his insurance at the policy's expiration period, the Servicer requires a 30-day notice so that the Servicer does not remit the insurance premium to the incorrect insurance company. The Mortgagor is required to cancel the old insurance policy. The Mortgagor may request an escrow analysis be prepared on the Mortgagor's account to adjust the mortgage payment for the new insurance disbursement amount.

LENDER-PLACED INSURANCE

Lender-placed insurance is designed to cover properties where the Mortgagor has failed to buy his own property insurance. This lender-placed insurance can be for fire, flood, and/or wind and hail coverage. In the event of an insurance cancellation, the Servicer will determine the reason for cancellation. If the insurance was cancelled due to non-payment of the premium, the Servicer will contact the insurance company and determine the reason the Servicer did not receive the premium notice. The Servicer will work with insurance company to have the insurance policy reinstated. In the event the insurance is cancelled due to underwriting reasons, the Servicer will contact the Mortgagor by phone and in writing advising that new insurance coverage needs to be obtained. The Servicer will place the lender-placed insurance on the property effective with the cancellation date of the original policy to ensure there are no gaps in coverage. If the Mortgagor obtains a new insurance policy, the lender-placed policy will be cancelled effective with the effective date of the new policy. If there is a gap in time, the Mortgagor will be responsible for the lender-placed insurance premium for the period of time it was in force. If the new policy has an effective date the same as the cancellation date, then the Mortgagor will not be responsible for any of the lender-placed premium. A new escrow analysis will be performed to adjust the Mortgagor's monthly payment for the change in the insurance disbursement amount.

NOTE: The lender-placed insurance is a fire policy that will only protect the structure and does not protect the Mortgagor's contents. The Mortgagor is made aware of the lender-placed insurance.

LOSS DRAFTS

Unless the property is insured through the lender-placed insurance, the Mortgagor will be responsible for filing all insurance claims. If the Mortgagor fails or refuses to file appropriate claims with the insurance company, the Servicer will file the claim under the Mortgagee Clause Agreement.

The Servicer will comply with the procedures based on the amount of the insurance claim amount and the status of the loan:

- \$0 - \$999 claim check
 - Regardless of the status of the loan, the check will be endorsed and returned to the Mortgagor.
- \$1,000 - \$9,999 claim check
 - If the Mortgagor is current or has had less than two 30-day delinquencies in the past twelve months, the check will be endorsed and returned to the Mortgagor.
 - If the loan is current but has had more than two 30-day delinquencies in the past twelve months, the Servicer will:

- Release draws not to exceed 1/3 of the claim amount to allow for the purchase of materials. A check will be issued to the contractor and to the Mortgagor. Receipts must be provided to the Servicer before additional draws will be issued.
 - Exception: If the loan-to-value (LTV) is less than 25%, the loss draft funds will be endorsed and released to the Mortgagor.
 - Contact the Originator to inspect the property prior to the release of additional funds or the Servicer will contact the property preservation vendor to inspect the property and verify the work has been completed. Any costs associated with the inspection by the property preservation vendor are the responsibility of the Mortgagor.
 - Require the Mortgagor to provide a lien waiver and owner's statement signed by the contractor, upon completion of all repairs. At that time, all remaining insurance proceeds will be paid to the Mortgagor.
- \$10,000 - \$25,000 claim check
 - If the Mortgagor is current or has had less than two 30-day delinquencies in the past twelve months, the Servicer will:
 - Release draws not to exceed 2/3 of the claim amount to allow for the purchase of materials. A check will be issued to the contractor and to the Mortgagor. Receipts must be provided to Servicer before additional draws will be issued.
 - Exception: If the loan-to-value (LTV) is less than 25%, the loss draft funds will be endorsed and released to the Mortgagor.
 - Require a copy of the contractor's license and building permit.
 - Contact the Originator to inspect the property prior to the release of additional funds or the Servicer will contact the property preservation vendor to inspect the property and verify that the work has been completed. Any costs associated with the inspection by the property preservation vendor are the responsibility of the Mortgagor.
 - Require the Mortgagor to provide a lien waiver and owner's statement signed by the contractor, upon completion of all repairs. At that time, all remaining insurance proceeds will be paid to the Mortgagor.
 - If the loan is current but has had more than two 30-day delinquencies in the past twelve months, the Servicer will:
 - Release draws not to exceed 1/3 of the claim amount to allow for the purchase of materials. A check will be issued to the contractor and to the Mortgagor. Receipts must be provided to the Servicer before additional draws will be issued.
 - Exception: If the loan-to-value (LTV) is less than 25%, the loss draft funds will be endorsed and released to the Mortgagor.
 - Contact the Originator to inspect the property prior to the release of additional funds or the Servicer will contact the property preservation vendor to inspect the property and verify the work has been completed. Any costs associated with

the inspection by the property preservation vendor are the responsibility of the Mortgagor.

- Require the Mortgagor to provide a lien waiver and owner's statement signed by the contractor, upon completion of all repairs. At that time, all remaining insurance proceeds will be paid to the Mortgagor.
- More than \$25,000 claim check
 - If the Mortgagor is current regardless of the number of delinquencies in the past year, the Servicer will:
 - Release draws not to exceed 1/3 of the claim amount to allow for the purchase of materials. A check will be issued to the contractor and to the Mortgagor. Receipts must be provided to the Servicer before additional draws will be issued.
 - Exception: If the loan-to-value (LTV) is less than 25%, the loss draft funds will be endorsed and released to the Mortgagor.
 - Require a complete copy of the plans and specifications for the work to be performed by the contractor. The plans and specifications are for reference purposes only. The Servicer shall have no obligation or liability for the accuracy, correctness or completeness of the plans and specifications.
 - Require a copy of the contractor's license and building permit.
 - Contact the Originator to inspect the property prior to the release of additional funds or the Servicer will contact the property preservation vendor to inspect the property and verify the work has been completed. Any costs associated with the inspection by the property preservation vendor are the responsibility of the Mortgagor.
 - Require the Mortgagor to provide a lien waiver and owner's statement signed by the contractor, upon completion of all repairs. At that time, all remaining insurance proceeds will be paid to the Mortgagor.
 - If payment of the loan is delinquent or the mortgage is in foreclosure, the Servicer will:
 - Release draws not to exceed 1/3 of the claim amount to allow for the purchase of materials. Payment will be by check payable to the order of the contractor and the Mortgagor. Receipts must be provided to the Servicer before additional draws will be issued.
 - Require a complete copy of the plans and specifications for the work to be performed by the contractor. The plans and specifications are for reference purposes only. The Servicer shall have no obligation or liability for the accuracy, correctness or completeness of the plans and specifications.
 - Require a copy of the contractor's license and building permit.
 - Contact the Originator to schedule an inspection of the property prior to the release of additional funds or the Servicer will contact the property preservation vendor to inspect the property and verify the work has been completed. Any costs associated with the inspection by the property preservation vendor are the responsibility of the Mortgagor.

- Require the Mortgagor to provide a lien waiver and owner's statement signed by the contractor, upon completion of all repairs. At that time, all remaining insurance proceeds will be paid pursuant to the written instructions of the Originator.

CITY/COUNTY TAXES AND ASSESSMENTS

Tax bills and assessments are provided to the Servicer by a tax service vendor that is chosen by the Servicer. The vendor will obtain all property tax bills assessed on each property. If the property taxes are not timely paid, determination will be made as to who is responsible for the penalties and interest. If the Servicer failed to remit the payment timely, the Servicer will be responsible for the penalties and interest. If the Originator is responsible due to an error at closing, the Originator will be responsible for the penalties and interest and the funds will be deducted from the next remittance due the Originator.

NOTE: The Mortgagor shall be reminded at closing of the importance of filing exemption status documents with the county tax assessor's office. Failure to do so will result in a higher tax payment.

ESCROW ADVANCES

In the event the Mortgagor does not have adequate funds in the escrow account for escrow disbursements, the Servicer will advance funds to pay the escrow disbursements. These funds will be recovered from the Mortgagor as future mortgage payments are made on the account. In the event the loan becomes delinquent and subsequently forecloses, escrow advances will be deducted from the next remittance due to the Originator. All escrow advances will be detailed in the remittance reports sent to the Originator monthly.

OPTIONAL OR CREDIT LIFE PRODUCTS

The Servicer will remit payment for such products only to the extent of funds that are paid by the Mortgagor. The Servicer will not advance premium payments for such products.

MORTGAGE PAYMENTS

All mortgage payments are processed on the day of receipt by the Servicer. Personal checks, money orders, and official bank checks are acceptable forms of payment. CASH, DEBIT CARDS AND CREDIT CARDS WILL NOT BE ACCEPTED BY THE SERVICER. Mortgagors may remit payments to the Servicer in any of the following ways:

- United States mail using the monthly mortgage statement
- Monthly recurring draft. Mortgagors whose payments are due on the 1st of the month must choose either the 1st, 5th, or 10th of the month to avoid a late fee. Mortgagors that are due on the 15th of the month would choose either the 15th, 20th, or 25th to avoid a late fee. An authorization form for the Mortgagor to set up the draft is attached in [Appendix I](#). This form should be sent to the Servicer at the following address:

ServiSolutions
Attn: ACH Department
P.O. Box 242967
Montgomery, AL 36124-2967
FAX 334.271.3104
cashinvestorrpt@AHFA.com

- Western Union—code name: ALHOUSING (fee to be charged by Western Union)
- One-time draft utilizing the Servicer’s website at *www.ServSol.com*. The fee is \$4 per transaction.

NOTE: Initial setup of User ID and Password is required prior to completing a payment online for the first time. Payments cannot be processed on the same day as the online account is set up. See the Online Access Section for more information.

- Payment-by-phone payments can be made by contacting the Servicer. A checking or savings account is required. The Mortgagor must have the routing number, bank account number, check number (if applicable), and the email address for confirmation available at the time of the phone-pay. The fee is \$8 per transaction.
- By payment in the local bank branch. The Originator can enter the payment information via the Lender Central system’s dynamic loan view feature.

PAYOFFS

PAYOFF QUOTES

Payoff quotes may be requested by contacting ServiSolutions. There is no charge for the payoff quote; however, there is a \$5 fee to have the payoff quote faxed. Payoff quotes can also be ordered and printed at no charge by requesting the quote online through the Servicer website: *www.ServSol.com*.

PAYOFF PROCESSING

All payoff funds will be processed on the day of receipt by the Servicer. The Servicer will accept checks drawn on accounts at federally insured financial institutions, wire transfers, or attorney trust account checks. Payoffs funds representing the principal and net interest will be remitted to the Originator by ACH on the day after payoff funds are processed (see Payment/Payoff Remittances). The Originator shall acknowledge acceptance of the funds as payment in full of the loan. Once the Originator returns the acknowledgement to the Servicer, the Servicer will prepare the Satisfaction of Mortgage and will deliver it to the proper county recording office. The Servicer will include a recording fee in the payoff quote. Any remaining escrow funds will be returned to the Mortgagor by the Servicer no later than 30 business days after the loan is paid in full. The Servicer will mail the recorded Satisfaction of Mortgage to the Mortgagor with a copy to the Originator once it is received by the Servicer.

NOTE: The Servicer will require a Limited Power of Attorney (Appendix J) to be signed by each Originator for the purpose of executing a Satisfaction of Mortgage. The Limited Power of Attorney will be executed as part of the Origination and Servicing Agreement.

PAYMENT/PAYOFF REMITTANCES

INFORMATION SHEET AND ACH CREDIT AND DEBIT AUTHORIZATION

In order for the Servicer to draft funds for payments and remit funds to the Originator's, the Originator shall establish a designated bank account at the Originator's bank. The Originator will submit an Information Sheet to the Servicer that includes the routing number and account number for the designated bank account. The Originator will also execute an ACH Credit and Debit Authorization, authorizing the Servicer to credit the account with the remittance funds and debit the account for the payments that are accepted in the branch as well as the prepaid interest and escrow items, the loan boarding fee, and the tax service fee that are collected at closing. See [Appendix K](#) for the form of Authorization to Debit/Credit Bank Account form.

PAYMENT REMITTANCES

Payment remittances will be sent to the Originator on the business day following the 10th and 25th of each month. If such dates are on a weekend or a Servicer-recognized holiday, remittances will be made the following business day. Remittances will be made by ACH; therefore, the Originator should anticipate the receipt of funds two business days later. All escrow funds will be maintained by the Servicer. Reports indicating the amount of payments received will be available to the Originator on the Servicer's website. An example of the reports used in the remittance process are at [Appendix L](#).

PAYOFF REMITTANCES

The Servicer will remit payoff funds (principal and net interest) to the Originator on the business day after the funds were applied by the Servicer to the Mortgagor's account. The payoff remittance will be made by ACH; therefore, the Originator should receive the funds within two business days following the initiation of the ACH transaction. The allocation of the funds by the Servicer will be available to the Originator on the Servicer's secured website.

DISHONORED PAYOFF CHECKS

In the event the Servicer receives a payoff check that has been dishonored by a bank, the Originator will be required to immediately deposit funds into the designated bank account. The Servicer will debit the Originator's designated bank account for the funds due the Servicer. The payoff transaction will be reversed from the loan servicing system and the Mortgagor will be notified.

DELINQUENCY

COMMUNICATION BETWEEN THE SERVICER AND ORIGINATORS

It is very important that the Servicer maintain an open line of communication with Originators in regards to the Default Servicing of their loans. A dedicated email account, *DefaultDept@AHFA.com*, will be monitored daily to allow the Originators to notify the Servicer of the activity on a loan in default.

SERVICER COLLECTION ACTIVITY

The Servicer will attempt to contact the Mortgagors of a delinquent account no later than the tenth day of the delinquency. The Servicer will attempt to follow up on any unfulfilled promises to pay no later than the fifth day after the promise. The Servicer will attempt multiple contacts by the end of the month if acceptable payment arrangements are not made by the Mortgagor.

LATE FEES

The Servicer will assess a late fee which is 5 percent (5%) of the monthly payment if the payment is not received 10 days after the due date. For payments due on the 1st day of the month, the late fee will be assessed on the 11th calendar day of the month or the following business day if the 11th day is on a

weekend or Servicer-recognized holiday. For payments due on the 15th day of the month, the late fee will be assessed on the 26th calendar day of the month or the following business day if the 26th day is on a weekend or Servicer-recognized holiday. The Mortgagor will be notified of the assessment of the late fee in the monthly mortgage statement issued by the Servicer.

VACANT PROPERTIES

If the Servicer should suspect that a property is either vacant or abandoned, the Servicer will notify the Originator. The Servicer will request the Originator to complete an inspection of the property or an inspection can be completed by our third-party vendor. The inspection vendor will attempt to make contact with the Mortgagor to determine occupancy of the property. If the Servicer orders an inspection, a fee (\$20 as of April 1, 2010) will be assessed to the Mortgagor. If the property is vacant and upon approval from the Originator, the Servicer may order monthly inspections of the property to ensure it remains secured. These inspections can be repeated monthly until a default resolution is met either by the loan being reinstated or until the loan is returned to the Originator for default servicing.

COLLECTION FUNCTIONS ON LOANS MORE THAN 60 DAYS DELINQUENT

The Servicer will service a defaulted loan until the loan is more than 60 days past due (missed two full payments). The Servicer will then assign collection functions for the loan to the Originator. For example, if a loan is due for January 1, the collection functions will be assigned to the Originator on March 2. The Servicer will continue with all other servicing functions during the time that the Originator is responsible for collection-related activities. The Servicer will discontinue collection-related notices until the Originator resolves the delinquency. The Servicer will continue reporting to the credit bureau, so it is imperative that the Originator keep the Servicer informed of the current status on the loan.

- If the Originator collects a payment on a loan, the Originator shall promptly notify the Servicer so that the Servicer can post the payment to the Mortgagor's loan account and debit the Originator's designated bank account.
- Proper documentation shall be maintained on the Servicer's mortgage loan system that the Originator has access to. Comments regarding payment plans or workout plans should be documented so that the Originator and the Servicer know the status of the account.
- When a delinquent loan is reinstated by the Originator, the Originator shall promptly notify the Servicer by email at *defaultdept@AHFA.com*. Posting instructions should be provided in or with the email. The email will serve as notice for the Servicer to return the loan to customary servicing and to debit the designated bank account for the payments. The Servicer will post the delinquent payments to the loan as instructed by the Originator. The Servicer must receive all delinquent payments in order to return the loan to customary servicing.

BANKRUPTCY

If the Originator is notified of a Mortgagor's bankruptcy filing, regardless of the type of bankruptcy filed, it shall promptly notify the Servicer by email at *defaultdept@AHFA.com*. The email shall include a copy of the bankruptcy petition. If the Originator does not receive the bankruptcy petition, but received knowledge of the bankruptcy by other means, the Originator shall provide the bankruptcy case number and the Servicer will obtain all other pertinent information.

Regardless of who is responsible for the collection functions or the stage of the delinquency of the loan, the Servicer will resume the collection efforts of the loan upon the commencement of the Mortgagor bankruptcy case. The Servicer will handle the filing of the bankruptcy claim. The Servicer will monitor the loan throughout the bankruptcy process, including the payment processing of the prepetition and post-petition payments. The Servicer will continue to handle all aspects of the escrow functions while the Mortgagor is in bankruptcy.

If a loan to a Mortgagor in bankruptcy becomes delinquent on post-petition payments and a motion to lift the stay is appropriate, the Servicer will assign the collection efforts to the Originator so that the Originator can file the motion to lift the stay. The Servicer will provide any documentation necessary for the motion. If the court enters an order, by consent or otherwise, prescribing future payments by the Mortgagor, the Servicer will resume the servicing. If the court grants the motion to lift the stay, the Originator shall promptly notify the Servicer so that the loan can be properly coded by the Servicer. The Originator will be responsible for the foreclosure proceedings.

FORECLOSURE

All foreclosure functions are the responsibility of the Originator; however, the Servicer can provide current balance documentation to the Originator. The Servicer shall be notified by the Originator by email at *defaultdept@AHFA.com* when foreclosure is completed so the loan can be properly coded by the Servicer and properly reported to the credit bureau. The Servicer will remove the loan from its tracking system when the Originator provides such notice to the Servicer. The Originator is responsible for filing all IRS forms associated with the foreclosure and marketing the property for sale.

CORPORATE ADVANCES

Corporate advances are the responsibility of the Originator. Should the Servicer become aware of the need for a corporate advance to protect the mortgaged property, the Servicer will promptly notify the Originator of such need. The Servicer will provide copies of all applicable documents and other information so the Originator can make timely payment (e.g. weed liens, property preservation issues or fire dues).

CREDIT BUREAU REPORTING

The Servicer is responsible for the credit reporting for each loan. The Servicer will transmit a file to the credit bureau monthly. Any funds received by the Originator for reinstatement of seriously delinquent loans or loans in foreclosure shall be deposited into the designated bank account immediately and notice should be sent to *defaultdept@AHFA.com*, so the Servicer can ensure timely application of the payments. The Originator shall notify the Servicer promptly of any change in status of a loan (i.e. referral to foreclosure, bankruptcy filing, etc.) so that the loan can be properly coded by the Servicer and the correct information can be reported to the credit bureau.

REPORTS

PAID IN FULL

A Paid in Full Report ([Appendix M](#)) will be available to the Originator at the Servicer's secured website providing the allocation of the funds between principal and interest.

REMITTANCE/CUTOFF REPORTS

- On the business day following the 10th day of every month, the Servicer will make the following reports available to the Originator on the Servicer's secured website:
 - Remittance Report indicating the payments received since the last cutoff date, which is the 25th of each month. This report will indicate the amount of principal and interest, less servicing fee retained by the Servicer.
 - Loans Paid in Full report will provide a list of the loans that have paid in full since the last cutoff. These funds will have been previously remitted to the Originator following the actual paid in full date.

- On the business day following the 25th day of every month, the Servicer will make available the following reports to the Originator on the Servicer's secured website:
 - Consolidation of Remittance Reports specifying all payments received for the month and the funds that are due the Originator.
 - Summary of Paid in Full Report for the loans that have paid off during the month
 - Monthly Statement of Mortgage Accounts (Appendix N) which is a complete list of all of the loans that the Servicer is currently servicing for that Originator.
 - Pending ARM changes for any loan that has a pending ARM change.

DEFAULT REPORTS

The Servicer will provide a monthly status report of all delinquent loans and of the loans that are being returned to the Originator for additional collection servicing (Appendix Q). This report will reflect the status of the loan and the last five servicing notes on the account.

APPENDICES

- A. Checklist for Originator Servicing Files
- B. New Loan Funds Allocation Sheet
- C. Notice of Assignment, Sales or Transfer of Servicing Rights
- D. First Payment Notification
- E. Insurance Clause Change Notification
- F. Sample Monthly Mortgage Statement
- G. Servicer Privacy Notification
- H. Copy of Servicer's Homepage with "Access Your Account" Highlighted
- I. Authorization for Automatic Draft
- J. Limited Power of Attorney
- K. Authorization to Credit/Debit Bank Account
- L. Example of Remittance Report (S-215)
- M. Example of Paid in Full Remittance Report (S-214)
- N. Example of Monthly Statement of Mortgage Accounts Report (P-139)
- O. Example of Monthly Report of loans with Interest Rate Change Due (S-24J)
- P. Example of Monthly Report of Balloon Loans (S-5BV)
- Q. Example of Default Report (P-4DL)
- R. Settlement Agent's Tax Information Sheet



CHECKLIST FOR LOAN FILE SUBMISSIONS AND SERVICING

File Stacking Order

- Submission Checklist
- New Loan Funds Allocation Sheet (Appendix B)
- Copy of Executed Mortgage Note with any Riders and/or Addendums
- Copy of Executed Mortgage with any Riders and/or Addendums
- Copy of HUD-1 Settlement Statement
- Copy of the Appraisal
- Copy of the Hazard Policy and any additional Property Related Policies
- Copy of Insurance Clause Change Notification (Appendix E)
- Copy of the Notice of Assignment, Sale or Transfer of Servicing Rights (Appendix C)
- Copy of First Payment Notification—Temporary Coupons (Appendix D)
- Copy of the Flood Determination Certification
- Copy of Settlement Agent's Tax Information Sheet (Appendix R)
- Copy of the final 1003
- W-9 Form



NEW LOAN FUNDS ALLOCATION SHEET

Date: _____

Servisolutions Loan #: _____

Originator Loan #: _____

Interest Only: \$ _____

Escrow Only: \$ _____

Tax Service Fee: \$65.00

Loan Boarding Fee: \$50.00

*Flood Certification Transfer Fee: \$ 10.00 (If Applicable)

Other Amounts: \$ _____

TOTAL AMOUNT TO BE DRAFTED BY SERVISOLUTIONS \$ _____

FUNDS SHOULD BE DEPOSITED INTO THE SERVISOLUTIONS DESIGNATED BANK ACCOUNT LOCATED AT YOUR BRANCH. FUNDS WILL BE WITHDRAWN AT THE TIME SERVISOLUTIONS BOARDS THE LOAN ONTO THE SERVICING SYSTEM.

Acknowledged by Originator:

Signature_____
Date

**ABA Mortgage Information Services and First American Flood Data Services are both eligible flood certification providers. Should the Originator obtain a flood certification from another provider, a \$10 transfer fee will be required.*

NOTICE OF ASSIGNMENT, SALE OR TRANSFER OF SERVICING RIGHTS

You are hereby notified* that the servicing of your mortgage loan, that is, the right to collect payments from you, is being assigned, sold or transferred from _____ to ServiSolutions, a department of the Alabama Housing Finance Authority, effective _____ (first payment date).

The assignment, sale or transfer of the servicing of the mortgage loan does not affect any term or condition of the mortgage instruments, other than terms directly related to the servicing of your loan.

Except in limited circumstances, the law requires that your present servicer send you this notice at least 15 days before this effective date of transfer, or at closing. Your new servicer must also send you this notice no later than 15 days after this effective date or at closing. In this case, all necessary information is combined in this one notice.

Your present servicer is _____. If you have questions relating to the transfer of servicing from your present servicer, call Customer Service at _____ between 8:00 a.m. and 5:00 p.m. Monday through Friday.

Your new servicer will be **ServiSolutions**. The business address of your new servicer is: 7460 Halcyon Pointe Drive, Suite 200, Montgomery, AL 36117. The toll-free phone number of your new servicer is 1-866-339-2432. If you have any questions relating to the transfer of servicing to your new servicer, call Customer Service at 1-866-339-2432 between 8:00 a.m. and 5:00 p.m. central time, Monday through Friday.

The date that your current servicer will stop accepting payments from you is today (loan settlement). The date that your new servicer will start accepting payments from you is today (loan settlement). Please note: Since no scheduled mortgage payments are due prior to loan settlement, none of your mortgage payments should be sent to the present servicer. All mortgage payments should be sent directly to **ServiSolutions**.

You should also be aware of the following information, which is set out in more detail in Section 6 of RESPA (12 U.S.C. '2605):

During the 60-day period following the effective date of the transfer of the loan servicing, a loan payment received by your old servicer before its due date may not be treated by the new loan servicer as late, and a late fee may not be imposed on you.

Section 6 of RESPA (12 U.S.C. '2605) gives you certain consumer rights. If you send a qualified written request to your loan servicer concerning the servicing of your loan, your servicer must provide you with a written acknowledgment within twenty (20) business days of receipt of your request. A qualified written request is a written correspondence, other than notice on a payment coupon or other payment medium supplied by the servicer, which includes your name and account number, and your reasons for the request. If you want to send a qualified written request regarding the servicing of your loan, it must be sent to this address: ServiSolutions, P.O. Box 242967, Montgomery, AL 36124-2967. Not later than sixty (60) business days after receiving your request, your servicer must make any appropriate corrections to your account, and must provide you with a written clarification regarding any dispute. During this sixty (60) business day period, your servicer may not provide information to a consumer reporting agency concerning any overdue payment related to such period or qualified written request. However, this does not prevent the servicer from initiating foreclosure if proper grounds exist under the mortgage documents.

A business day is any day on which the offices of the business entity are open to the public for carrying on substantially all of its business functions.

Section 6 of RESPA also provides for damages and costs for individuals or classes of individuals in circumstances where servicers are shown to have violated the requirements of that Section. You should seek legal advice if you believe your rights have been violated.

You will receive an introductory letter along with payment coupons from ServiSolutions within the next few weeks. If you do not receive this information, please call ServiSolutions' Customer Service Department. In order to assure the correct posting of your payments to ServiSolutions, please indicate the property address on your check or money order. Your payment was calculated as follows:

Monthly Principal and Interest
 Monthly Hazard Insurance Reserve
 Monthly Mortgage Insurance Reserve
 Monthly Property County Tax Reserve
 Monthly City Tax Reserve
 Monthly Flood Insurance Reserve

TOTAL MONTHLY PAYMENT

Received and acknowledged this _____ Day of _____ 20__.

 Borrower

 Borrower

* This notification is a requirement of Section 6 of the Real Estate Settlement Procedures Act (RESPA) (12USC2605).

FIRST PAYMENT NOTIFICATION

In order to ensure proper payment, please enclose one of these Temporary Coupons with your payment in the event you have not received your coupon book by the due date of your first payment.

Please mail your payment to:

ServiSolutions, a department of the Alabama Housing Finance Authority
P.O. Box 242928
Montgomery, AL 36124-2928

Temporary Coupon #2

Loan Number:

Borrower:

Property Address:

Breakdown of total monthly mortgage payment must be provided by the closing attorney/agent at closing.

Principal & Interest	\$
1/12 Hazard Insurance	\$
1/12 Mortgage Insurance	\$
1/12 County Property Tax	\$
1/12 Flood Insurance	\$
Total Payment:	\$

Second Payment Date:

If you wish to receive an amortization schedule or have any questions about your loan, please contact our customer service department at 1-866-339-2432.

Temporary Coupon #1

Loan Number:

Borrower:

Property Address:

Breakdown of total monthly mortgage payment must be provided by the closing attorney/agent at closing.

Principal & Interest	\$
1/12 Hazard Insurance	\$
1/12 Mortgage Insurance	\$
1/12 County Property Tax	\$
1/12 Flood Insurance	\$
Total Payment:	\$

First Payment Date:

If you wish to receive an amortization schedule or have any questions about your loan, please contact our customer service department at 1-866-339-2432.



INSURANCE CLAUSE CHANGE NOTIFICATION

Date: _____

Insurance Company: _____

Attention: _____

Address: _____

City, State, Zip: _____

Re: Loan Number: _____ / ServoSolutions Loan Number: _____

Borrower: _____

Property Address: _____

Dear Sir or Madam:

Please be advised that the above referenced account has been transferred from our company to ServoSolutions. The mortgagee clause should be updated to reflect the following changes:

ServoSolutions
ISAOA ATIMA
P.O. Box 242967
Montgomery, AL 36124-2967

Billings for future renewal should be sent to the above address. Please reference ServoSolutions' loan number as shown above on all correspondence. You can contact ServoSolutions at 866-339-2432 or 334-244-4350 if you have any questions regarding this request.

Sincerely,

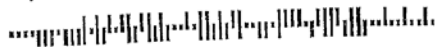
Customer Service

**ALABAMA HOUSING
FINANCE AUTHORITY**
Come on home, Alabama.
P.O. BOX 242967 • MONTGOMERY, AL 36124-2967



1-111-TJNUM_1234567-111-2-333-444-555-666

Customer Name 1
Customer Name 2
Address 1
Address 2
City State ZIP



IMPORTANT INFORMATION
CUSTOMER SERVICE HOURS
Hours: Monday - Friday
8:00 a.m. - 5:00 p.m. CST
Toll Free: 1-(866) 339-2432
Local: 1-(334) 244-4350
Fax: 1-(334) 271-3104
Website: WWW.AHFA.COM

D

MORTGAGE LOAN BILLING STATEMENT					
MORTGAGE ACCOUNT INFORMATION			PAYMENT BREAKDOWN		
Statement Date	03/06/2006	Due Date	03/31/2006		
Account Number	0000999000	Total Amount Now Due	\$319.92		
Principal Balance	\$9,043.94	Current Payment - Due this period	\$319.92		
			Past Due Amount - Due Immediately	\$0.00	
			Unpaid Late Fees Due	\$0.00	
			Unpaid Other Fees Due*	\$0.00	
<small>The principal balance is NOT the payoff amount. To obtain the final payoff amount, please call our Customer Service Dept.</small>					
TRANSACTIONS SINCE LAST STATEMENT					
<small>If your payment is automatically deducted from your checking account, this statement is for informational purposes only.</small>					
EFFECTIVE DATE	DESCRIPTION	TRANSACTION AMOUNT	PRINCIPAL	INTEREST	OTHER
03/06/06	SCHEDULED MONTHLY PAYMENT	319.92	268.20	51.72	0.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT AND KEEP TOP PORTION FOR YOUR RECORDS.
If your payment is automatically deducted from your checking account, this statement is for informational purposes only.

BORROWER NAME ONE	ACCOUNT NUMBER	0000999000
BORROWER NAME TWO	DUE DATE	03/31/2006
	TOTAL AMOUNT DUE	\$319.92
	CURRENT PAYMENT - Due this period	\$319.92
	PAST DUE AMOUNT - Due immediately	\$0.00
	UNPAID LATE FEE(S) DUE	\$0.00
	UNPAID OTHER FEE(S) DUE	\$0.00

For address or phone number changes, please see reverse side for instructions.

ALABAMA HOUSING FINANCE AUTHORITY
P.O. BOX 242928
MONTGOMERY, AL 36124-2928

|||

TOTAL AMOUNT ENCLOSED \$

PAYMENT ADDRESS	CORRESPONDENCE ADDRESS	OVERNIGHT / PAYMENT ADDRESS
P.O. Box 242928 Montgomery, AL 36124-2928	P.O. Box 242967 Montgomery, AL 36124-2967	7460 Halcyon Pointe Drive, Suite 200 Montgomery, AL 36117

PAYMENT INSTRUCTIONS

The statement is an added convenience in handling mortgage payments. It serves as an easy way to record your payments and it identifies them for prompt and proper credit to your account.

PAYMENTS - Detach the coupon and mail with check or money order payable to Alabama Housing Finance Authority in the exact amount indicated. CASH and PARTIAL PAYMENTS cannot be accepted. Please do not include other correspondence with your payment. Be sure to include your loan number on your checks and money orders.

LATE CHARGES - The exact total payment should be made on or before the due date. Unacceptable payments will be returned with an explanation. Payments received on or after the late date must include a late charge as provided for in the terms of your note. It is your responsibility to allow sufficient mail time to avoid a late charge assessment. We do not honor postmarks.

ADDITIONAL PRINCIPAL - If you would like to remit additional principal payments separate from your monthly payment, send your check reflecting your loan number and indicate "principal only" to Alabama Housing Finance Authority, P.O. Box 242928, Montgomery, AL 36124-2928, ATTN: Payment Processing.

OTHER AMOUNTS - If additional funds are included with your payment, they will be credited to your account exactly as you specify on the coupon. All overpayments not specified will be applied to any outstanding fees and the remainder will be applied to the principal balance.

STATEMENTS - Please DO NOT delay payments while waiting for new or corrected statements. Simply write your loan number on your check or money order and send to Alabama Housing Finance Authority, P.O. Box 242928, Montgomery, AL 36124-2928, ATTN: Payment Processing.

PAY BY PHONE - Now, you can pay your mortgage payment by phone for a fee of \$8.00. Before calling, please have these items ready: Your checking account # and routing # (listed on your check); your AHFA mortgage account #; the amount you wish to pay today; and your email address for easy payment confirmation (optional).

WEB - 24/7 Online Account Access is Here! Register today! Log in to Customer CareNet from www.AHFA.com for online bill pay.

IMPORTANT INFORMATION CONCERNING INSURANCE

HAZARD INSURANCE - Under the terms of your mortgage, it is your responsibility to maintain a fire/hazard insurance policy on your property for at least the balance of the mortgage at all times. We urge you to insure your home for the full replacement value as well as any personal belongings you deem necessary.

The mortgagee clause should reflect your loan number as well as the following:
Alabama Housing Finance Authority, its Successors and Assigns as their interests may appear
P.O. Box 242967
Montgomery, AL 36124-2967

RENEWAL POLICIES - Renewal policies are required to be in our office no later than 30 days prior to the policy renewal date.

REPLACEMENT POLICIES - Replacement policies should be in our office no later than 45 days prior to the policy renewal date with a letter of authorization to pay the new policy carrier. Please be sure you have notified the existing agent/company of your intentions. A fee of \$7.50 will be assessed if you change insurance carriers mid-term.

FLOOD INSURANCE - Adequate flood insurance is required if your property is located in a designated flood area.

FORCE PLACED COVERAGE - Pursuant to the terms of your mortgage, we reserve the right to place insurance coverage to protect our mortgage interest if renewals are not received. The cost of this type of force placed insurance may be higher than the policy of your choice and will be charged against your escrow account, which will increase your payments accordingly. This type of coverage may not be the equivalent of your prior policy.

PROPERTY DAMAGE - You must notify your insurance agent if your property has been damaged by fire or any other cause. When a claim check for repairs is received, it must be sent to Alabama Housing Finance Authority for processing. Please include an estimate of repairs and/or contract for work to be done. Partial disbursements may be required. Loan payments must be current. If extenuating circumstances exist, please call our office toll free at 1-866-339-2432. Our address is Alabama Housing Finance Authority, P.O. Box 242967, Montgomery, AL 36124-2967, ATTN: Insurance Department.

PRIVATE MORTGAGE INSURANCE (PMI) - Please send requests for PMI deletion in writing to Alabama Housing Finance Authority, P.O. Box 242967, Montgomery, AL 36124-2967

OPTIONAL INSURANCE - You must remit the correct payment amount if you have optional insurance. If you do not, it could result in your payment being returned and possibly your optional insurance being canceled.

TAXES

TAXES - Should you receive a tax bill from any source, please retain it for your records. We work with a third party responsible for obtaining tax payment information for us. We will send a letter requesting the bill you received should it be necessary. It is your responsibility to contact the local taxing authority regarding any exemptions or appeals. If the taxing authority provides you with an estimated tax amount in writing, we will reanalyze your escrow account upon request.

PAYOFF INFORMATION

LOAN PAYOFFS - You must contact Alabama Housing Finance Authority to obtain the total amount due to satisfy the mortgage. Failure to notify Alabama Housing Finance Authority prior to the sale could delay the settlement and result in additional charges to you. All payoffs should be provided in certified funds and sent to our overnight address.

SERVICES AVAILABLE TO YOU

Should you desire any of the following services, please check the appropriate box and mail a separate check to Alabama Housing Finance Authority, P.O. Box 242967, Montgomery, AL 36124-2967, ATTN: Customer Service. Please call our Customer Service department at 1-866-339-2432 or 334-244-4350 for fees on other services available. All fees are subject to change without notice.

\$15.00	Amortization Schedule	\$10.00	Copy of Title Policy	\$5.00	Replace Statement
\$10.00	Copy of Note	\$30.00	Process or reprocess Returned Check	\$5.00	Payment History (per year)
\$10.00	Copy of Mortgage or Deed of Trust	\$7.50	Changing Insurance in Mid-Term	\$5.00	Duplicate tax and interest statement (per year)
\$10.00	Copy of Appraisal	\$20.00	Verification of Credit	\$4.00	One Time Draft (per transaction)
\$10.00	Copy of Survey	\$5.00	Fax fee		

VERIFICATION OF SOCIAL SECURITY NUMBER

In order to verify your deduction for mortgage interest paid during the calendar year, the IRS requires that you furnish your social security or taxpayer identification number to us. Failure to provide this information can result in a \$50 penalty by the IRS. Our records indicate your social security or taxpayer identification number as:

If this is correct, no response is necessary. If your number is not printed above or if it is incorrect, please complete this form and mail to the address to the right.

Social Security Number _____

Taxpayer ID Number _____

Certification: Under the penalties of perjury, I certify that the information provided on this form is true, correct and complete.

Signature _____

Date _____

CHANGE OF ADDRESS / PHONE

Please indicate any change of information below:

Name _____

Name _____

Address _____

City / State / Zip _____

Home Phone (_____) _____

Work Phone (_____) _____

Mail to:

AL HOUSING FINANCE AUTHORITY
PO BOX 242967
MONTGOMERY, AL 36124-2967

**ServiSOLUTIONS**
PRIVACY NOTICE**Commitment to Privacy**

In order to properly consider, process and service your mortgage loan, ServiSolutions, a department of the Alabama Housing Finance Authority, must acquire and maintain certain nonpublic personal information relating to you and your mortgage loan. ServiSolutions is committed to keeping your personal information secure and confidential. This Privacy Notice is being furnished to you in accordance with applicable federal privacy regulations in order to advise you of ServiSolutions' privacy policy.

Collection of Personal Information

It is necessary to collect certain personal and financial information in order to properly consider, process and service your mortgage loan. Such information may include your name, address, phone number, social security number and certain credit information and account information which may be relevant to your mortgage loan. We collect personal and financial information about you from the following sources:

Information we receive from you on applications or other forms;

Information about your transactions with us or others; and

Information we receive from consumer credit-reporting agencies (including information related to your credit history and creditworthiness).

Disclosure of Personal Information

All personal and financial information acquired by ServiSolutions is used only to consider, process and service your mortgage loan. We will never rent, sell or share any personal information to third-party marketers. We will share information with third parties which is necessary in order to consider, process and service your loan, as permitted by law.

Security and Confidentiality

ServiSolutions takes every precaution to protect your nonpublic personal information. We restrict access to personal and financial information about you to those employees and third parties who need to know that information in order to properly consider, process and service your loan. When sensitive borrower information is submitted via the internet, such information is protected both online and off-line. We will continue to maintain physical, electronic and procedural safeguards that will guard your nonpublic personal information.

ServiSOLUTIONS SERVICER'S WEBSITE AT SERVSOL.COM



LIMITED POWER OF ATTORNEY

This Limited Power of Attorney is executed and delivered by _____, (hereinafter referred to as "Bank") to SERVISOLUTIONS, a department of the Alabama Housing Finance Authority, (hereinafter referred to as "Attorney").

Bank hereby constitutes and appoints Attorney acting by or through its executive director or single-family housing administrator or single family servicing manager as Bank's true and lawful attorney-in-fact with power and authority in the place and stead of Bank and in the name of Bank to prepare, execute, and deliver and/or file mortgage terminations and/or mortgage releases for mortgages securing loans from Bank.

This power of attorney shall remain in effect and be irrevocable until revoked in writing by Bank.

Attorney agrees that no such release or termination will be executed, delivered or filed by it except with respect to mortgages given to secure obligations which Attorney has independently confirmed have been satisfied in full and Attorney shall hold Bank harmless for any loss, cost and/or expense arising from any act taken by it hereunder.

Bank: _____

By: _____

Title: _____

ACKNOWLEDGED AND AGREED:

SERVISOLUTIONS, a department of the Alabama Housing Finance Authority

By: _____

Title: Executive Director

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public in and for said county in said state, hereby certify that _____, whose name as _____ of _____ corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntary for and as the act of said corporation.

Given under my hand this the ____ day of _____, 20 ____.

Notary Public
My Commission Expires: _____

[NOTARY SEAL]

STATE OF ALABAMA

COUNTY OF MONTGOMERY

I, _____, a Notary Public in and for said County in said state, hereby certify that Robert Strickland, whose name as Executive Director of ALABAMA HOUSING FINANCE AUTHORITY, a public corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntary for and as the act of said corporation.

Given under my hand this the ____ day of _____, 20 ____.

Notary Public
My Commission Expires: _____

[NOTARY SEAL]



AUTHORIZATION TO CREDIT/DEBIT BANK ACCOUNT

ServiSolutions is authorized to initiate ACH credits or debits against _____ (Bank) DDA Bank Account listed below. The Credits will be the Monthly Payment Remittances due the Bank or Payoff funds due the Bank and the Debits will be for prepaid escrow deposit and prepaid interest collected at closing, the Loan Boarding Fee, the Tax Service Fee and monthly mortgage payments posted in the Bank's branches.

The amount for the Credits due the Bank will be reflected on the Remittance Report and Report of Loans Paid in Full. The amount for the Debits due ServiSolutions will be reflected on the Transmittal Form submitted with the Loan Servicing Package after the loan is closed or the amount reflected on the Payment Log Sheet that will be submitted daily from the Bank indicating the total amount of funds collected in the branch.

Bank Name: _____

CEO Name: _____

Tax ID: _____

Street Address: _____

Authorized Signature: _____

Date: _____

Bank's ACH Routing Code: _____

Bank's DDA Bank Account Number: _____



Sample Report S-215

OUR		INVESTOR	DATE	NEXT	DATE	ESCROW		PRINCIPAL	INTEREST	SERVICE	NET	DEPOSITED	PRINCIPAL	LATE	OTHER
LOAN NO	LOAN NO	PAID	PMT NO	DUE						FEE	INTEREST	/REMITTED	BALANCE	CHG	TRUST
P&I CONSTANT		ANN INT RATE	SER FEE RATE												
001234-5	1234567890	08-01-00	18	08-01-00	113.41	45.11	284.48	33.58	250.90	296.01	44,725.70				
	329.59	.0762500	.0090000												
001234-5	1234567890	08-01-00	80	08-01-00	164.77	110.04	378.04	41.88	336.16	446.20	55,724.25				
	488.08	.0812500	.0090000												
001234-5	1234567890	08-07-00	19	08-01-00	133.77	36.37	270.43	29.96	240.47	276.84	39,903.72				
	306.80	.0812500	.0090000												
001234-5	1234567890	08-07-00	19	08-01-00	104.89	29.17	312.94	48.53	264.41	293.58	41,124.22				
	342.11	.0912500	.0141500												
001234-5	1234567890	08-07-00	19	08-01-00	136.05	17.98	505.97	16.52	489.45	507.43	49,545.98				
	523.95	.1225000	.0040000												
001234-5	1234567890	08-08-00	19	08-01-00	184.81	48.86	644.24	33.47	610.77	659.63	80,272.21				
	693.10	.0962500	.0050000												
001234-5	1234567890	08-15-00	19	08-01-00	137.72	46.34	125.74	6.08	119.66	166.00	19,423.11				
	172.08	.0775000	.0037500												
001234-5	1234567890	08-04-00	19	08-01-00	112.60	69.74	17.34	1.44	15.90	85.64	3,399.14				
	87.08	.0600000	.0050000												
001234-5	1234567890	09-20-00	20	10-01-00	80.39	61.09	17.52	1.46	16.06	77.15	3,443.13				
	78.61	.0600000	.0050000												
001234-5	1234567890	09-20-00	21	10-01-00	80.39	61.39	17.22	1.43	15.79	77.18	3,381.74				
	78.61	.0600000	.0050000												
001234-5	1234567890	09-20-00	22	10-01-00	80.39	61.70	16.91	1.41	15.50	77.20	3,320.04				
	78.61	.0600000	.0050000												
001234-5	1234567890	08-01-00	18	08-01-00	80.39	60.48	18.13	1.51	16.62	77.10	3,565.00				
	78.61	.0600000	.0050000												
001234-5	1234567890	08-23-00	19	09-01-00	80.39	60.78	17.83	1.49	16.34	77.12	3,504.22				
	78.61	.0600000	.0050000												
001234-5	1234567890	08-07-00	19	08-01-00	125.40	58.91	43.69	3.64	40.05	98.96	8,679.39				
	102.60	.0600000	.0050000												
001234-5	1234567890	08-11-00	19	08-01-00	75.40	49.98	31.62	2.63	28.99	78.97	6,274.75				
	81.60	.0600000	.0050000												
001234-5	1234567890	08-02-00	18	08-01-00	1.64-						6,324.73	1.64			
	81.60	.0600000	.0050000												
001234-5	1234567890	08-16-00	19	08-01-00	140.66	61.15	18.19	1.52	16.67	77.82	3,576.69				
	79.34	.0600000	.0050000												
001234-5	1234567890	09-20-00	20	10-01-00	131.02	79.92	23.28	1.94	21.34	101.26	4,575.58				
	103.20	.0600000	.0050000												
001234-5	1234567890	09-20-00	21	10-01-00	131.02	80.32	22.88	1.91	20.97	101.29	4,495.26				



Sample Report S-214 (Printer 1)

SMBP1-214

YOUR COMPANY NAME
SUMMARY OF PAID IN FULL REMITTANCE REPORT

09/22/00
PAGE 1

FANNIE MAE LASER
DRAWER LR
1234 WISCONSIN AVE N W
WASHINGTON DC 20008
MIXED
INVESTOR 201
INTEREST RATE .99999990
SERVICE FEE .99999999
STATE MIXED
CATEGORY 001

OUR LOAN NO	INVESTOR LOAN NO	DATE PAID	PMT NO	DATE DUE	ESCROW	PRINCIPAL	INTEREST	SERVICE FEE	NET INTEREST	DEPOSITED REMITTED	PRINCIPAL BALANCE	LATE CHG	OTHER TRUST
----------------	---------------------	--------------	-----------	-------------	--------	-----------	----------	----------------	-----------------	-----------------------	----------------------	-------------	----------------

P&I CONSTANT ANN INT RATE SER FEE RATE

000123-4	1234567890	03-14-88	19	04-01-88		3790.70	8.10	.67	7.43	3798.13			
	169.34	.1150000		.0050000									

CATEGORY TOTAL		1 LOANS				3,790.70	8.10	.67	7.43	3,798.13			
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Sample Report S-24J

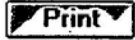
SMBP1-24J

YOUR COMPANY NAME
MONTHLY REPORT OF LOANS WITH INTEREST RATE CHANGE DUE

01/31/86
PAGE 1

YOUR COMPANY
WAREHOUSE LOANS CONV ARMS INTEREST RATE .9999999 SERVICE FEE .0000000 STATE FLORIDA
123 RIVERSIDE AVE
JACKSONVILLE FL 32204 INVESTOR 010 CATEGORY 008

OUR LOAN NO	INVESTOR LOAN NO	LOAN TYPE	DUE DATE	PRINCIPAL BALANCE	CURRENT INT RATE	CURRENT P&I	CHG DATE	PEND INT RATE	PEND P&I	STATUS	LOAN TERM	TRAN CODE
012345	0123456789	13	01-01-86	124,258.91	.1800000	1,698.42	01-86	.1800000	1,698.42	CHANGED	360	053
012345	0123456789	13	01-01-86	124,742.61	.1800000	1,705.03	01-86	.1800000	1,705.03	CHANGED	360	053
012345	0123456789	13	01-01-86	124,098.03	.1800000	1,547.41	01-86	.1800000	1,547.41	CHANGED	360	053
012345	0123456789	13	01-01-86	124,484.44	.1825000	1,601.76	01-86	.1825000	1,601.76	CHANGED	360	053
ARM TOTAL		4 LOANS		497,583.99		6,552.62			6,552.62			
CATEGORY TOTAL		4 LOANS		497,583.99		6,552.62			6,552.62			
INVESTOR TOTAL		4 LOANS		497,583.99		6,552.62			6,552.62			



Sample Report S-5BV

SMSF1-5BV

SORT: INV/LOAN NO

YOUR COMPANY NAME
BALLOON LOAN REPORT - BALLOON LOANS BY INVESTOR

07/24/98

PAGE 1

LOAN NUMBER	NAME	INV/CAT	-----	BALLOON	-----	ELIG	DISP	MATURITY	TERM	PRINCIPAL
			STATUS	TYPE	TEMPLATE	ACTV	DATE			BALANCE
1234567	A ADAMS	F03/017	H	R	C850911	02/02/09		08/23	360	144,927.25
1234567	B BROWN	003/001	H	B	TEMP01	04/17/09		08/26	360	58,941.69
1234567	G GREEN	008/900	H	R	TEMP01	01/01/10		03/11	185	262,255.69
1234567	H HALL	080/005	H	B	TEMP01	12/10/09		11/22	360	83,730.75
1234567	J JONES	082/001	H	B	K1201	07/01/12		07/26	360	254,032.54
1234567	L LEWIS	082/001	H	B	K1201	02/10/09		07/26	360	255,000.00
1234567	M MARTIN	082/001	H	R	TEMP01	12/10/09		12/26	360	89,499.76
1234567	S SMITH	082/001	H	B	TEMP01	12/10/09		04/27	360	64,763.17
1234567	T THOMPSON	082/001	H	R	C34091	02/05/09		06/22	360	85,000.00
1234567	W WHITE	082/001	H	B	C34091	02/08/09		04/27	360	99,932.91



Sample Report P-4DL

PMSF-4DL		YOUR COMPANY NAME							3/23/07		
		INVESTOR LIST OF DELINQUENT ACCOUNTS BY INVESTOR LOAN NUMBER							PAGE 1		
X & X BANK - FIXED RATE		MIXED	INTEREST RATE	.9999999	SERVICE FEE	.99999	STATE	MIXED			
123 JAMES STREET											
P.O. BOX 1223											
ANYWHERE ST		142234	PLS ID 999	INVESTOR 888	CATEGORY 777						
LOAN NUMBER	INV-CAT	TP	INV. LN #	MORTG.-NAME	DESC	PRIN BALANCE	DUE-DATE	PMT	P&I CONST.	DELQ PRIN	& INTEREST
* COMMENTS	PROD	CONTACT	RESPONSE	REASON			DATE *				
0000012345	001-002	13	0000123647	BM GATOR	LOC	420.91	11-01-05	169	176.86		
			NOTICE	DELINQUENT (P-198)			11-16				
			CL906	60 Day Delinquent-Batch	LETTER SENT		10-28				
LOAN NO TOTAL											
0000012346	001-002	13	0000856434	DR JONES		12,608,962.01	06-01-06	176	147.64	89,165.84-	89,313.4
							07-01-06	177		89,797.43-	89,945.0
							08-01-06	178		90,433.50-	90,581.1
							09-01-06	179		91,074.07-	91,221.7
							10-01-06	180		91,719.18-	91,866.8
LOAN NO TOTAL									738.20	452,190.02-	452,928.2

HPT

SETTLEMENT AGENT'S TAX INFORMATION SHEET

Date August 13, 2007	Association	Branch Name	Branch Number
Loan Number 257-708-63923	Lender Number		Contract Number
Mortgage Amount 131,929.00	Length of Loan 360	Fee	
Borrowers: James and Mary Henderson			
Property Address: County: MOBILE 2234 West Haven Avenue Anytown, AL 35477			
Former Owner:			
SERVICE TYPE:		<input type="checkbox"/> B Non Escrow	<input checked="" type="checkbox"/> C Escrow
Closing Date August 13, 2007	1st Payment Date October 1, 2007	Tax I.D. Number	

Legal Description:

See Attached Exhibit 'A'

INSTRUCTIONS: In order that the taxes can be properly paid during the life of this loan, it is essential that the Settlement Agent properly supply information necessary for promptly paying the taxes on a continuing basis. This form is for showing each separate tax bill (not each separate tax). For instance, if one tax bill comes from the County and another tax bill comes from the School District, then fill out the appropriate information that will aid us in properly paying each tax bill.

The following is an example of completed tax information from one taxing authority:

SAMPLE ONLY

County Mobile	Collection Dist ABC County	Parcel Number 022-739-8399	Mailing Address Of Tax Collector 438 Main Street Anywhere, USA 90000	No. Installments Paid Yearly Semi-Annual
	Tax paid through date 6/30/86	Amount paid \$500.00	Next tax due date November 1987	Estimated annual tax \$1,000.00

Please show the due date as the first date taxes can be paid to obtain the full discount (if applicable). If taxes are presently paid on an unimproved basis, enter the estimated full annual amount that will be due on behalf of the borrower. Any additional information to assist in our understanding of tax payment can be supplied in the comment section or on a separate piece of paper.

Examples of items are as follows:

- Tax bills will be issued late this year
- Special requirements on behalf of the Taxing Authority
- Tax bills are sent to Mortgagor only

Your assistance in properly completing this information is greatly appreciated and will assist in our serving the borrower.

Last quarter installment paid	Disc period each installment	Due date each installment	Delinquent date each installment
-------------------------------	------------------------------	---------------------------	----------------------------------

ENTER INFORMATION FOR EACH SEPARATE TAXING AUTHORITY:

County MOBILE	Collection district MOBILE	Parcel number	Mailing address of tax collector P.O. DRAWER 1169 MOBILE, AL. 36633	Number of installments paid yearly Annual
	Tax paid through date 12-31-06	Amount paid 1438.91	Next tax due date 10-01-07	Estimated annual tax \$1,438.91
City	Collection district	Parcel number	Mailing address of tax collector	Number of installments paid yearly
	Tax paid through date	Amount paid	Next tax due date	Estimated annual tax

COMMENTS:

NOTE: This information sheet must be signed by the Closing Attorney, Title Company or Settlement Agent.

8-13-07
DATE

Attorney/Settlement Agent