

### **3-2-2010 NJHMFA Bulletin - 1% Reimbursable Loan Reservation Fee**

**A requirement for the NJHMFA Home Buyer Program as set forth in the Term Sheet and Sellers Guide is that the originating lender at the time of mortgage loan application collect a 1% Reimbursable Loan Reservation Fee from the borrower to lock in the funds for the loan. Placement of this fee on the new GFE and HUD-1 was addressed in a Bulletin dated 1/11/10 and updated in a Bulletin dated 1/19/10. Recent loan audits have revealed that some lenders are not charging this required fee. All loans submitted to our Underwriting Department must have the GFE in file. This was addressed in a Bulletin dated 2/9/10. If the file has a GFE that does not have this fee listed in Box 3 a new GFE with the fee listed will be conditioned by the underwriter. If a file is submitted to our Purchasing Department and this fee is not listed on the HUD-1 in Section 200 the loan will not be purchased until we receive a new HUD-1 with the fee credited to the borrower.**