

NOTICE TO BUYERS AND REQUIREMENTS CERTIFICATION

Residential Loan Program
Oregon Housing and Community Services Department
State of Oregon

Your home purchase is being financed with a mortgage made available with the assistance of the Oregon Housing and Community Services, State of Oregon ("OHCS") using Tax Exempt Mortgage Revenue Bonds. If you sell your home, your mortgage can be assumed by a qualified First Time Homebuyer, or be paid in full, such as selling to a cash buyer who has obtained their own mortgage financing. If you sell your home to a party ineligible for OHCS assistance, such as on a land sales contract where you retain fee simple title, OHCS may demand immediate full repayment of the loan. This could result in foreclosure of your mortgage and repossession of the property. In addition, if you rent the property or committed fraud or intentionally misrepresented yourself when you applied for the loan, the lender may foreclose your mortgage and repossess the property. If the lender takes your home through a foreclosure of the mortgage because of these reasons, the mortgage insurer or guarantor (U.S. Department of Housing and Urban Development, Rural Development, or a private insurer) will not be able to help you.

If the money received from the foreclosure sale is not enough to pay the remaining amount of money you owe on the loan, OHCS may obtain a deficiency judgment against you (a court ruling that you must pay whatever money is still owed on the loan after the foreclosure sale). Such judgment will be taken over by the insuring or guaranteeing agency if OHCS files an insurance claim against that agency because of the foreclosure. OHCS or the agency may then bring an action against you to collect the judgment.

Cash*Advantage* Home Loan Disclosure

If this box is marked, I/we understand that I/we am/are receiving cash assistance at closing equal to 3% (\$ _____) of the Note amount. I/we understand that this assistance is not a recorded mortgage or in any way part of the first mortgage obligation on the subject property. The cash assistance is not a debt and not repayable to OHCS upon satisfaction of the Program Loan. However, I/we understand that because I/we am/are receiving down payment/closing costs (Closing costs only on FHA) funds at closing, the Note rate on the Program Loan is higher than a non-cash assisted loan through the Residential Loan Program from OHCS.

I/we hereby certify that I/we have read and understand the contents of this Notice.

Date: _____

Borrower: _____

Co-Borrower: _____

Property Address: _____

Date/OHCS Authorized Signer (FHA only)