

**Request for Proposal**  
**Master Servicer**  
**Questions and Answers**

**Q1. Page 7, under Section II - Questions 17 and 18 as well as page 12 Section III - Question 2 in Pooling Section? What is MBOH's definition of a Whole Loan as referenced in the sections referenced? Will MBOH be offering a whole loan program in addition to MBS? Or is whole loan delivery relative to cash window deliveries?**

A1. When reference is made to Whole Loan it is the same as Cash Delivery - specific to working with either Fannie Mae or Freddie Mac. Additionally, MBOH will work with the Master Servicer to launch MBS, and would like to have the ability to deliver under the Whole Loan/Cash Delivery model with the GSE's.

**Q2. Page 12 in Section III – Question 3 in Pooling/Loan Delivery Section: Please clarify what specifically is an example of the signed Initially Certified pooling paperwork?**

A2. MBOH would like to receive notice when the MBS is Initially Certified by the Document Custodian. An email from the Document Custodian is sufficient, or other form of communication

**Q3. Page 5, #4: You are asking the CFO to certify that the Master Servicer meets all financial, liquidity and other capital requirements as published (present and future) by the GSEs and Ginnie Mae. We cannot certify that we meet any future capital requirements as those requirements are unknown. Can the phrase "and future" be removed from this question, please? (or rephrase the question)**

A3. MBOH is not able to modify the published RFP language but acknowledges that Offerors may not be able to certify compliance with future requirements that are unknown. MBOH advises Offerors to address all financial, liquidity, and other capital requirements as currently published by the GSEs and Ginnie Mae. Additionally, Offerors can clarify their process for reviewing and aligning regulatory changes published by GSEs and Ginnie Mae in the future. Offerors can separate certification responses to address current and future requirements separately.

**Q4. Page 6, #14: Our subservicer does not get a Servicer Ranking from Ginnie Mae, but it does get HUD scores and we can provide these to you. Is that adequate? Our subservicer does get rankings from the GSEs, so that is not an issue.**

A4. MBOH recommends Offerors submit ranking or scoring details as applicable to your organization, including any clarification on Servicer Rankings it receives or does not receive.

**Q5. Page 9, Section III, Scope of Services - Does MBOH allow Non-Traditional Credit? If so, what percentage does MBOH originate?**

A5. Currently MBOH does not have an overlay regarding non-traditional credit, we do not track traditional vs. non-traditional credit.

**Q6. Does MBOH allow Manual Underwriting on FHA, VA & USDA? If so, what percentage does MBOH originate in each?**

A6. Currently, MBOH does not have an overlay regarding manual underwriting so long as the loan meets the applicable loan insurer's requirements; we do not track if a loan has been manually underwritten. MBOH acknowledges manual underwriting data may be an area for future discussion during the due diligence period with the awarded Master Servicer.

**Q7. What is the percentage of Manufactured Homes volume? Please quantify by government loan type.**

A7.	<u>2022 % of loans</u>		<u>2023 % of loans</u>	
	FHA	12.1%	FHA	4.6%
	VA	21.7%	VA	9.5%

**Q8. Is MBOH looking to keep FHA Standard 203(k)? If so, how is this product managed currently?**

A8. MBOH would like to allow FHA 203k loans. Currently, if we receive a 203(k) loan, the lender manages the repair and MBOH purchases the loan after work is complete.

**Q9. Section 2.05 of the MBOH Purchase/Servicing Agreement - references Qualified Rehabilitation Loans. Please elaborate on which loans MBOH is allowing here. For example, does this cover FHA Full 203(k) Limited 203(k), VA, and USDA Renovation loans?**

A9. MBOH does not currently have a Qualified Rehabilitation Loan program available under Section 2.05 of the Guide. MBOH does not view purchasing a 203(k) loan, a VA or USDA Renovation loan that has had the full disbursement managed by the lender as a Qualified Rehabilitation Loan.

**Q10. P. 24, bottom - last bullet point references an Exhibit F. Where is this located?**

A10. It looks like Exhibit F was referenced in error, our apologies.