



**Announcement WS 2017-10-03**

**Ohio – iQM Loan Products**

**October 3, 2017**

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Effective immediately, the State of Ohio is now eligible for all of Impac's iQM loan products. Updated loan product guidelines reflecting this change will be released in the near future.

An update to the *Quick Reference for iQM Documentation Requirements* removing the statement that Ohio was ineligible is attached.

***We thank you for your continued business.***

If you have questions, please contact 855-GO-IMPAC (855-464-6722).

**Adjustable Rate ARM specific requirements for the iQM loan programs:**

As a reminder, Impac's iQM ARM loan products must use the initial interest rate (Note Start Rate) found on the Note as the floor rate, which is required to be stated in Section 4D of the Note and Security Instrument Riders.

The adjustable rate specifics are available in each of the applicable loan program descriptions posted to the Wholesale website: <https://impacwholesale.com/iqm-programs/>

<b>Interest Rate Adjustment Caps</b>	5/1, 7/1 & 10/1 ARM (2/2/5) Initial: 2% up/down – Subsequent: 2% up/down – Lifetime: 5% up
<b>Margin</b>	Refer to rate sheet
<b>Index</b>	1-Year LIBOR (London InterBank Offer Rate)
<b>Index Establish Date</b>	45 days prior to the change date (aka “look back period”)
<b>Interest Rate Floor</b>	Note Start Rate
<b>Conversion Option</b>	None
<b>Assumption</b>	ARM products are assumable to a qualified borrower after the fixed term
<b>Negative Amortization</b>	None
<b>Interest Only Option</b>	Available for fixed period of ARMs

**Reminders for HOEPA and HPML:**

- Section 32 HOEPA loans are ineligible for purchase
- Section 35 Higher Priced Loans (HPMLs) are eligible for purchase provided the HPML requirements are satisfied.

**iQM ineligibility features:**

- Interest-only feature in the State of Illinois
- Foreign National, Investor, and Interest-only loan programs using the Texas Section 50(a)(6) Equity Cash-Out transactions.

**FEMA (Disaster) Declaration requirements:**

A re-certification of value will be required on locations eligible to receive individual and/or public assistance if the appraisal was completed prior to the date of the last received FEMA disaster declaration update for that particular county..

**Borrower Affirmation Requirements for the following iQM loan programs:**

- **iQM Agency Plus**
- **iQM Alternative Documentation – Bank Statements Used to Qualify**
- **iQM Foreign National Program – Full Doc**

**Borrower Affirmation**

Date:

Loan No

Borrower Name:

1. I understand that my monthly payment on this loan will be as follows:
  - Fixed Mortgage
    - For \_\_\_\_\_ years
    - My monthly payment is \$ \_\_\_\_\_
  - Adjustable Rate Mortgage
    - For the first \_\_\_\_\_ years
    - My monthly payment is \$ \_\_\_\_\_
    - I understand my payment may adjust (more than once) after the first \_\_\_\_\_ years.
2. I understand the checked items below on this property will be approximately this amount per month \$
  - Property taxes
  - Hazard Insurance
  - Flood Insurance
  - Mortgage Insurance

The checked items above will be impounded.

The items not checked will not be impounded; and if not impounded I am responsible to pay them directly.
3. I believe I can afford to make the monthly payment on the loan.
4. I am not aware of anything in the future that will affect my ability to make this loan payment.
5. If my loan program did not require that I submit my prior tax returns, I understand that if I had provided additional verifiable documentation of my income, such as my tax returns or W-2 wage statements or other documentation deemed necessary to support my income, I may have been able to qualify for a loan with different loan terms or conditions such as a lower interest rate.

NOTE: If there is a discrepancy between the terms in this document and the actual loan documents, the terms of the loan documents prevail.

I certify that the above information and the information on the final Uniform Residential Loan Application (Form 1003) is true and correct as of this day and that it represents an accurate picture of my financial status.

\_\_\_\_\_  
Borrower name

\_\_\_\_\_  
Borrower name

\_\_\_\_\_  
Borrower name

\_\_\_\_\_  
Borrower name

**Borrower Affirmation Requirements for the following iQM loan programs:**

- iQM Alternative Documentation Program – Asset Qualification
- iQM Foreign National Program – Asset Qualification

**Borrower Affirmation**

Date:

Loan No

Borrower Name:

1. I understand that Impac Mortgage Corp. will determine my Ability to Repay this mortgage loan, as it is required to do under existing law, solely on the basis of existing assets that I currently maintain.
2. I understand that my monthly payment on this loan will be as follows:  
 Fixed Mortgage  
     For \_\_\_\_\_ years  
     My monthly payment is \$ \_\_\_\_\_  
 Adjustable Rate Mortgage  
     For the first \_\_\_\_\_ years  
     My monthly payment is \$ \_\_\_\_\_  
     I understand my payment may adjust (more than once) after the first \_\_\_\_\_ years.
3. I understand the checked items below on this property will be approximately this amount per month \$  
 Property taxes  
 Hazard Insurance  
 Flood Insurance  
 Mortgage Insurance  
  
 The checked items above will be impounded.  
 The items not checked will not be impounded; and if not impounded I am responsible to pay them directly.
4. I believe I can afford to make the monthly payment on the loan.
5. I am not aware of anything in the future that will affect my ability to make this loan payment.
6. My loan program did not require that I submit my prior tax returns. I understand that if I had provided verifiable documentation of my income, such as my tax returns or W-2 wage statements or other documentation deemed necessary to support my income, I may have been able to qualify for a different loan program with different loan terms or conditions such as a lower interest rate.

NOTE: If there is a discrepancy between the terms in this document and the actual loan documents, the terms of the loan documents prevail.

I certify that the above information and the information on the final Uniform Residential Loan Application (Form 1003) is true and correct as of this day and that it represents an accurate picture of my financial status.

\_\_\_\_\_  
Borrower name

\_\_\_\_\_  
Borrower name

\_\_\_\_\_  
Borrower name

\_\_\_\_\_  
Borrower name

**iQM Investor loan program:**

The iQM Investor loan program is designed exclusively for business purposes. Impac requires each iQM loan include a signed *Borrower's Intent to Proceed with Loan and Business Purpose Certification*. Look for an example at the end of this reference.

Regulatory requirements that apply to consumer purpose loans are not applicable to the iQM Investor loan program. These include, but not limited to the following:

- Truth in Lending Act (15 U.S.C. § 1601 et seq.)
- Real Estate Settlement Procedures Act (12 U.S.C. § 2601 et seq.)
- Gramm-Leach Bliley Act (15 U.S.C. §6802-6809)
- Homeowners Protection Act (12 U.S.C. § 4901 et seq.)

As a result, the following disclosures associated with these regulations **will not be required for the iQM Investor loan program:**

- Acknowledgement of Receipt of Loan Estimate
- Acknowledgement of Intent to Proceed
- Borrower's Affirmation
- CHARM Booklet
- Credit and/or Debt Acknowledgement
- Early ARM Disclosure
- Loan Estimate
- Homeownership Counseling List
- Notice of Right to Cancel
- Notice of Servicing Transfer
- Servicing Disclosure
- Closing Disclosure
- Your Home Loan Toolkit

**Borrower's Intent to Proceed with Loan and Business Purpose Loan Certification  
for the iQM Investor loan program:**

Borrower's Intent to Proceed with Loan and Business Purpose Loan Certification			
Date:		Loan #:	
Borrower Name:			
Mailing Address:			
Loan Program:			
Property Address:			
<p>This document is intended to express your request to proceed with the above referenced loan. If you wish to proceed, please return a signed and dated copy of this document to <u>ENTER NAME AND ADDRESS OF LOAN OFFICE OR DEPARTMENT</u>.</p>			
<p>By signing and returning this document I am confirming I wish to continue with the loan, that the loan is for business purposes and not household purposes, and that the loan proceeds are intended to be used (and will in fact be used) for business purposes only, not for my personal use. I also represent that I do not occupy the property as my primary residence or as a vacation home. I intend to lease or rent the property to a third person. I understand that because the loan will be made exclusively for business purposes, laws applicable to consumer purpose loans, including but not limited to the following, are not applicable to this loan: Truth in Lending Act (15 U.S.C. § 1601 <i>et seq.</i>), Real Estate Settlement Procedures Act (12 U.S.C. § 2601 <i>et seq.</i>), Gramm-Leach Bliley Act (15 U.S.C. §6802-6809), Secure and Fair Enforcement Mortgage Licensing Act (12 U.S.C. § 5101 <i>et seq.</i>), and Homeowners Protection Act (12 U.S.C. § 4901 <i>et seq.</i>).</p>			
<p>By signing below I confirm I have read and understand this document and I intend to continue with the loan, and affirm that the Property is to be a non owner-occupied investment property.</p>			
_____	_____	_____	_____
Borrower Name	Date	Borrower Name	Date
_____	_____	_____	_____
Borrower Name	Date	Borrower Name	Date
_____	_____	_____	_____
Borrower Name	Date	Borrower Name	Date
Cert. Rev. 8/11/14			