



FannieMae

May 13, 2005

Colorado Partnership Office

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Denver, CO 80202
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303 291 6270
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Joe Rowan
Funding Partners for Housing Solutions
214 S. College, 2nd Floor
Fort Collins, CO 80524

Re: House to Home Ownership Program – H20 – COLORADO MOUNTAIN HOUSING COALITION

Dear Mr. Rowan:

Thank you for allowing Fannie Mae the opportunity to partner with Funding Partners for Housing Solutions/ Colorado Mountain Housing Coalition to improve the availability of affordable housing in your area. Fannie Mae appreciates and recognizes that without the partnership of agencies such as yours, many families would not realize the dream of homeownership.

This letter is to advise you that Fannie Mae has approved the above captioned subordinate financing program. The loans must conform to all the requirements of the Fannie Mae Selling and Servicing Guide except as amended in the attached program parameters. If modifications are made to either the program parameters or the subordinate financing legal documents of this program, these changes should be forwarded to Fannie Mae for review.

Please be advised that Fannie Mae may, at any time and in its sole discretion, change or modify the terms of any affordable housing program offered to lenders and that (i) such changes may require immediate compliance by the lenders, and (ii) although such changes may affect a lender's origination of loans subject to subordinate financing provided by you, such changes may be implemented by Fannie Mae without notification to you or other cities or agencies providing subordinate financing.

Under the terms of the agreement with the lender, we will purchase first lien, single-family, fixed rate, level pay, owner-occupied mortgages only. The conditions set forth in this letter, as well as any additional requirements deemed necessary by Fannie Mae, at its sole discretion, will be incorporated into the amendments or commitments to be executed by and between Fannie Mae.

In addition to Fannie Mae's modification rights as mentioned above, lender acknowledges that this program and the continuance thereof are subject to a periodic review by Fannie Mae. It is expressly agreed that in the event Fannie Mae elects to terminate this program, it may do so at any time for any reason, with or without cause, in its sole and absolute discretion. It is further agreed that, with respect to any first lien mortgage subject to subordinate financing using this program, which is originated more than 30 days after the date of Fannie Mae's termination notice to the lender, such mortgage shall not be eligible for delivery or sale to Fannie Mae.

We look forward to working with you.

Sincerely,

Kimberly D. Johnson
Sr. Deputy Director, Colorado Partnership Office

Attachment

cc: File