

WJB POWER SAVER PROGRAM Building a Secure Future

What Is PowerSaver?

A Government-insured (FHA) low interest rate second mortgage loan. Proceeds are targeted at home improvements that are designed to improve the energy efficiency of the home and lower the associated costs.

Highlights:

- Introduced under Title I Guidelines
- Proceeds used for energy efficient or renewable home improvements
- Insured by FHA – 90%

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PowerSaver Improvements

Examples of Typical Improvements

<ul style="list-style-type: none"> ▪ Heating & Cooling Systems ▪ Hot Water Heaters ▪ Windows & Doors ▪ Insulation—All Types ▪ Air Sealing 	<ul style="list-style-type: none"> ▪ Solar PV & Solar Thermal ▪ Geothermal Heat Pumps ▪ Lighting & Controls ▪ Electrical & Plumbing ▪ Skylights ▪ Most Energy Improvements
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Plus...25% of the loan amount may be used for ANY improvement

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PowerSaver Requirements

- \$25,000 maximum loan amount
- \$7,500 minimum loan amount
- 15 or 20 year amortization (20 year is for solar)
- Minimum 660 FICO score
- 45% Total Debt-to-Income ratio
- 100% CLTV Max (Combined Loan-to-Value – 1st & PS 2nd)
- Must be primary residence
- No existing second lien debt
- No foreclosure or bankruptcy on credit report
- Funds disbursement schedule:
 - 50% at loan closing
 - Final 50% at completion
- Drive-by appraisal required – performed by WJB

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Today's Rates (2/5/2013)


15YR	OVER 90% LTV.....	7.25% 8.91% APR
	LESS THAN OR = 90%.....	6.125% 7.21% APR
20YR	OVER 90% LTV.....	7.875% 9.2429% APR
	LESS THAN OR = 90%.....	6.125% 7.5453% APR

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Loan Costs

- No Appraisal Fee
- No Title Fee
- No Origination Fee
- 1% of Total Loan Value Mortgage Insurance due at Close
 - Ex: \$20,000 loan = \$200



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Pre-Qualification Questions

- Employment?
 - Borrower must show proof of employment
 - Additional documentation for self-employed borrowers
- Have you had any bankruptcies or foreclosures in the last 7 years?
 - Borrower must be clear of this
- Do you owe more than your house is worth?
 - Borrower cannot owe more than their house is worth
- Do you currently have a 2nd mortgage?
 - PowerSaver Loan acts as a 2nd mortgage

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