Iowa Finance Authority (IFA)

MASTER SERVICER
Idaho Housing and Finance Association
565 Myrtle Street, Boise, ID 83702 Ph# 1.800.219.2285
Monday thru Friday: 8am to 5pm (Mountain Time) Closed on certain holidays
Tax ID#: 82-0302333 Branch 001 **MERS ID#**: 1009670
HUD ID#: 10101-09998 **VA ID#**: 9270030000 **RD ID #**: 82-0302333 Branch 001
Lender Connection: www.lender.ihfa.org **Borrower Connection:** www.homeloanserv.com

Program Questions: loanpurchase@ihfa.org
All Loan Programs Serviced

CONTACTS:

Rita Aafedt
Manager Loan Acquisition
Ph# 208.424.7048
Email: ritaa@ihfa.org

Amanda Patterson
Loan Acquisition Supervisor
Ph# 208.424-7012
Email: amandap@ihfa.org

1st Note Endorsement: Pay To The Order of
Idaho Housing and Finance Association
(No Ampersand sign, must spell out "and")
Without Recourse
Lender Name as it appears on the Note
Lender Signature w/ Signatory's typed name and title

Deliver Original Note(s) to:
Idaho Housing and Finance Association
Attn: Doc Center
565 W. Myrtle Street
Boise, ID 83702
IFA DPA 2nd Notes should not be endorsed

The Iowa IHFA checklist can be found on the home page in Lender Connection

- Please stack the loan file in the order of the checklist

Loans Purchased on or after the 13th of the month (beginning March 1, 2026)

- 1st payment netted out of the purchase amount - Lender retains 1st payment

Post Purchase Ins & Tax Bills: servicing@homeloanserv.com - **Post Purchase Reimbursements**: hol-adjustments@ihfa.org

Borrower's Payments/Servicing Questions (Goodbye Letter)

HomeLoanServ
P.O. Box 24045, Seattle, WA 98124
Ph# 1.800.526.7145

Overnight Payment Address:
565 W Myrtle Street, Boise, ID 83702

Email Servicing Questions: support@homeloanserv.com Online Banking: www.homeloanserv.com Payoffs: HOL-Payoffs@ihfa.org

Flood Determination: LERETA Property Tax & Flood Services 901 Corporate Center Dr. Pomona, CA 91768 www.lereta.com

Hazard and Flood Insurance Requirements

Minimum Coverage amount: Equal to the loan amount or replacement cost.
Hazard Insurance Maximum Deductible: 5% or $10,000 whichever is less
Flood Insurance Maximum Deductible: Follow Agency Guidelines

Mortgagee Clause
HomeLoanServ, ISAOA/ATIMA
PO Box 818009, Cleveland, OH 44181
Fax: 888-218-9257 Email: insdocs8263@oscis.com
Must include IHFA Loan Number

2nd Mortgagee Clause
Iowa Finance Authority ISAOA
c/o HomeLoanServ
PO Box 818007, Cleveland, OH 44181

Standard Fees Deducted at Loan Purchase

- $85 Tax Service Fee
- $10 Flood Determination Fee (if Flood Determination provided is not Lereta)

Trailing Documents due within 90 Days of Loan Purchase

- Original Recorded Mortgage(s) (1st and 2nd if applicable) *to be delivered.*
- Final Title Insurance Policy *to be uploaded to Lender Connection as a* ***Trailing Document***
- MIC, RD Loan Note Guaranty, VA LGC (*if applicable*) *to be uploaded to Lender Connection as a* ***Trailing Document***

Document Center: doccenter@ihfa.org