

# Iowa Finance Authority (IFA)

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## 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](http://www.lender.ihfa.org)

**Borrower Connection:** [www.homeloanserv.com](http://www.homeloanserv.com)

**Program Questions:** [loanpurchase@ihfa.org](mailto:loanpurchase@ihfa.org)

**All Loan Programs Serviced**

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### **CONTACTS:**

Rita Aafedt  
Manager Loan Acquisition  
Ph# 208.424.7048  
Email: [ritaa@ihfa.org](mailto:ritaa@ihfa.org)

Amanda Patterson  
Loan Acquisition Supervisor  
Ph# 208.424-7012  
Email: [amandap@ihfa.org](mailto:amandap@ihfa.org)

**1<sup>st</sup> 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 2<sup>nd</sup> 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 within 15 Days of 1<sup>st</sup> Payment Due Date**

- 1<sup>st</sup> payment netted out of the purchase amount - Lender retains 1<sup>st</sup> payment

**Post Purchase Ins & Tax Bills:** [servicing@homeloanserv.com](mailto:servicing@homeloanserv.com) - **Post Purchase Reimbursements:** [hol-adjustments@ihfa.org](mailto:hol-adjustments@ihfa.org)

### **Borrower's Payments/Servicing Questions (Goodbye Letter)**

*HomeLoanServ*  
P.O. Box 7541, Boise, ID 83707-1899  
Ph# 1.800.526.7145

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

Email Servicing Questions: [support@homeloanserv.com](mailto:support@homeloanserv.com) Online Banking: [www.homeloanserv.com](http://www.homeloanserv.com) Payoffs: [HOL-Payoffs@ihfa.org](mailto:HOL-Payoffs@ihfa.org)

**Flood Determination:** LERETA Property Tax & Flood Services 901 Corporate Center Dr. Pomona, CA 91768 [www.lereta.com](http://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](mailto:insdocs8263@oscis.com)

*Must include IHFA Loan Number*

### **2<sup>nd</sup> 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) (1<sup>st</sup> and 2<sup>nd</sup> 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](mailto:doccenter@ihfa.org)