

**TO: CLOSING AGENTS JACKSONVILLE HOUSING FINANCE AUTHORITY
(HFA) SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM**

RE: SPECIAL REQUIREMENTS OF THE PROGRAM

The Jacksonville Housing Finance Authority is issuing its 2010 program in which the first and second mortgages are being provided by the HFA.

First and Second Mortgages and Notes in this program are exempt from documentary stamp tax and intangible tax. Deeds are not exempt. If the Note has preprinted or typed verbiage stating that the documentary stamp tax and intangible tax has been paid, it is to be "X"d out before being submitted for purchase. Each mortgage must have the following Mortgage Legend added: "THIS MORTGAGE IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX UNDER 201.08, F.S. AND FLORIDA NONRECURRING INTANGIBLE TAX UNDER 199, F.S. PER 159.621 FLORIDA STATUTES", before submitted for purchase. If the verbiage is missing from the mortgage, it will need to be added to the original mortgage and re-recorded.

IF THESE FEES ARE CHARGED, PROOF OF REFUND MUST BE PROVIDED FOR THE LOAN TO BE PURCHASED.

Buyers are not permitted to pay the fees on the deeds. This expense must be paid by the seller. The only exceptions involve foreclosed properties sold by the Agencies (FHA, VA, Fannie, etc) or by a bank. Short sales do not qualify under this exception.

Changes that occur at closing may affect the loan's compliance with tax law. Please check with the lender if any changes occur at closing (i.e. changes in income, sales price and those who are to be listed on title). Questions should be directed to the participating lender. Each county recorder has specific recording requirements for exempt loans. Closing agents should familiarize themselves with such conditions.

We appreciate the role you play in delivering affordable housing to Florida residents.

Thank you for your kind attention.