



June 6, 2011

MEMORANDUM

Sedgwick and Shawnee County, Kansas
Single-Family Market Rate Program

Dear Lender:

On behalf of Sedgwick and Shawnee County, Kansas we are pleased to announce the start of a new Single Family Mortgage Loan Program in Kansas. *The Program will once again offer 4% Cash Assistance (3 1/2 % for VA loans) to first-time homebuyers with no second mortgage!*

The Market Rate Program will initially provide up to \$30,000,000 of first mortgages. If the program is successful and operates smoothly, we anticipate expanding the program through 2011. As in past programs, no lender commitment fees will be required. Money will be available on a first-come, first-serve basis.

The Market Rate Program will provide significant changes on how the mortgage rate is set and a shorter time period for delivering closed loan documents to the Master Servicer, U.S. Bank. The Program also has a new Compliance Agent -- eHousingPlus. They offer a dynamic web-based system that will provide all participating lenders with access to all the documents needed from application through loan delivery. We believe their web based system will make loan processing much easier. Their web-based system will also provide reports that will help lenders track loans. Lenders will be offered training from eHousingPlus and U.S. Bank before we get started. We have scheduled a lender training for Thursday, June 23rd at 1:30pm, Central Time. You may participate in the lender training even if you have not yet gotten your approval to participate in the Program.

Attached please find the **Invitation To Lenders To Participate** for the new Single Family Mortgage market Rate Program. This document includes the **Program Summary, Lender Questionnaire, Form of Resolution of the Board of Directors, and Originating Lender's Offer to Originate and Assign Servicing**. The *revised Origination and Servicing Agreement* can be found on the Sedgwick County website – www.sedgwickcounty.org/housing

Please execute and return two sets of documents to George K. Baum & Company, 100 North Main – Suite 810, Wichita, Kansas 67202 by Friday, **June 17th**, 2011. Please include the following signed documents:

- 1) Lender Questionnaire – Exhibit B (pages B-1 & B-2 of INV DOCS-2011-3.pdf)
- 2) Resolution of the Board of Directors – Exhibit C (pages C-1 & C-2 of INV DOCS-2011-3.pdf)
- 3) Originating Lender's Offer to Originate & Assign Servicing (pages D-1 & D-2 of INV DOCS-2011-3.pdf)
- 4) Signature Page of the Origination & Servicing Agreement (O&S Agmnt Sign Page.pdf)
- 5) U.S. Bank Lender Information Form (USB Lender App & Docs.pdf)

If you are not able to get your information to us by June 17th, you are still eligible to participate however you can not begin to originate loans until you have been approved. If you have any questions, please don't hesitate to contact us.

Sincerely,
GEORGE K. BAUM & COMPANY

Charles M. Bouly
Senior Vice President