

Home Affordable Refinance Program - Updated Policies and Procedures

The Home Affordable Refinance Program (HARP) was introduced on March 4, 2009 in Treasury Supplemental Directive 09-01, and subsequently updated by the GSEs on November 15, 2011.

Servicers are delegated to perform HARP refinances under the following GSE programs:

- Fannie Mae's Refi Plus (Manual Underwriting), **for same-servicer loans only**. Loans must conform to all Fannie Mae Refi Plus guidelines current at the time of closing.
- Fannie Mae's DU Refi Plus (Automated Underwriting), **for same-servicer loans only**. Loans must conform to all Fannie Mae DU Refi Plus guidelines current at the time of closing.
- Freddie Mac's Relief Refinance Mortgage (Manual Underwriting), **for same-servicer loans only**. Loans must conform to all Freddie Mac Relief Refinance Mortgage guidelines current at the time of closing.

Triad is currently only able to continue providing insurance on HARP originations made by the current servicer of record. See <http://www.tgic.com/hasp.aspx> for complete details.

** Triad is working to be able to modify existing certificates of insurance for HARPs performed by "different" lenders (lenders other than the servicer of record.) This is currently targeted for implementation on February 18, 2012. Please check this website for the final implementation date, as well as updated policies and procedures to include pre-closing notification by the lender and pre-closing confirmation of insurance by Triad. Also effective on that date, Triad will provide the same rep and warrant relief provided by the GSEs in conjunction with HARP. **