

**SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS
SINGLE FAMILY MORTGAGE LOAN PROGRAM**

PROGRAM INVITATION AND PARAMETERS

Sedgwick County, Kansas and Shawnee County, Kansas (jointly, the "Issuers") invite you to apply for participation in the Issuers' program for single-family residential housing to be financed with the proceeds of the Issuers' Single Family Mortgage Revenue Bonds (Mortgage-Backed Securities Program) (the "Bonds") or other secondary market funding sources.

Highlights of the Program

- Revolving pool of funds to purchase first mortgage loans made in participating jurisdictions statewide.
- Down Payment and/or Closing Cost Assistance: *Cash Assistance Grant up to 5% of the loan amount, as specified in an Interest Rate Notice.*
- First Mortgage Loan Rate: The rate is reset periodically based on market conditions, as specified in an Interest Rate Notice. *Applications already rate locked will not be affected by subsequent rate changes.*
- FHA / VA / RD / Freddie Mac Eligible Conventional First Mortgage Loans Only – 30 year fixed
- Up to 1.00% origination fee, or such other amount as may be specified in an Interest Rate Notice
- Up to 2.00% discount fee, or such other amount as may be specified in an Interest Rate Notice
- Lender net compensation of up to 2.00% per loan
- No lender commitment fees
- No first-time homebuyer requirement or purchase price limits (unless Interest Rate Notice specifies that mortgage loans will be funded by tax-exempt Bonds)
- Income Limits apply
- Loans for *purchase* of a home only – no refinancing

This Program Invitation and Parameters (the "Invitation to Participate") constitutes a solicitation of offers to participate in the Program and does not bind the Issuers. All capitalized terms used and not otherwise defined herein shall have the respective meanings provided in the Lender Origination Agreement (as herein defined). The Issuers reserve the right to modify the terms of the Program at any time and to waive compliance with one or more requirements of the Program on a case-by-case basis.

Any questions with respect to the Program should be directed to:

David Wu (720-673-3960) wudav@stifel.com
DeDe Cross (720-673-3947) crossde@stifel.com
Scott Riffle (720-673-3957) riffles@stifel.com

Key Steps

Step 1 Lenders Must Have Approval From the Issuers to Participate	Required Lender Documents Complete eHousingPlus Contact Sheet (Exhibit B) Provide proof of authorization to execute required program documents and authorized signatories (sample Resolution & Certificate attached as Exhibit C) Execute one original of: • Offer to Originate and Assign Servicing (Exhibit D) • Lender Origination Agreement (signature page only) Please forward required documents to: Denise Wilson Gilmore & Bell, P.C. 2405 Grand Blvd., Suite 1100 Kansas City, Missouri 64108 (816) 218-7513 dwilson@gilmorebell.com
Step 2 Lenders Must Have Approval From U.S. Bank to Participate	U.S. Bank New Account Approval Package (If your institution is already an approved U.S. Bank Lender, this is not required) Please contact U.S. Bank at Lender.management@usbank.com to request current forms of required documentation.
Step 3 New Lenders Must Request Lender Training from eHousingPlus after Receiving Approval	Lender Training Please contact Sue Denihan at eHousing Plus at (813) 415-3549 or sue@ehousing.cc to set up training.
Step 4 New Lenders Commence Loan Origination	Commence Loan Origination Reservations accepted, provided Lender has: • submitted all required documentation • received approval from the Issuers and U.S. Bank • completed Lender training

Program Details

Secondary market sources or the proceeds of Bonds will be used to acquire mortgage-backed securities guaranteed by the Government National Mortgage Association ("GNMA") pursuant to the GNMA I and GNMA II Mortgage-Backed Securities Program and/or the Federal Home Loan Mortgage Corporation ("FHLMC") (jointly, the "Securities") backed by pools of single-family mortgage loans (the "Mortgage Loans") made to finance the acquisition of newly constructed or existing residences (the "Program", as outlined in the Proposed Program Summary, **Exhibit A** attached hereto) within the boundaries of the Issuers and the cities and counties which enter into cooperation agreements with the Issuers (the "Program Area").

This Program is subject to the terms set forth in the Lender Origination Agreement (the "Agreement"), the Participating Lender Agreement (the "Participating Lender Agreement") with U.S. Bank National Association, as Master Servicer (the "Master Servicer"), the Lender Notices, the applicable Interest Rate Notice, and the Offers to Originate and Assign Servicing (each, an "Offer").

Pursuant to the Offer, the Agreement and the Participating Lender Agreement, as supplemented by Lender Notices and Interest Rate Notices, Mortgage Loans will be originated by lending institutions participating in the Program ("Originating Lenders"). Each Originating Lender will agree to originate Mortgage Loans thereunder and *sell and assign all Mortgage Loans it originates, including servicing rights, to the Master Servicer*, which will agree to accept assignments of Mortgage Loans and the servicing in connection therewith from Originating Lenders. Originating Lenders must satisfy applicable criteria relating to the origination and sale of Mortgage Loans established in the Participating Lender Agreement and related documents by the Master Servicer and eHousing Plus (the "Program Administrator"). The Master Servicer will also be required to deliver the Securities backed by a mortgage pool consisting of Mortgage Loans assigned to such Master Servicer to the Trustee, Stifel, Nicolaus & Company, Incorporated (the "Security Purchaser"), or alternate security purchaser.

Qualifying Mortgage Loans will be loans that are made to persons and families residing within the Program Area whose annual family income does not exceed the applicable Household Income Limit. The Agreement also provides that the residence acquired must be the principal residence of the borrower. If an Interest Rate Notice states that future Mortgage Loans will be funded with tax-exempt Bond proceeds, (i) qualifying Mortgage Loans will be subject to certain purchase price limitations and (ii) if the borrower's residence is not located in a federal Targeted Area, then the borrower must not have held a present ownership interest in a principal residence at any time during the last three years. In addition, qualifying Mortgage Loans are subject to certain insurance requirements and other conditions of the Issuers, the Federal Housing Administration, the Department of Veterans Affairs, FHLMC, USDA-RHS, and GNMA, as more completely described in the Offer, the Agreement and the Lender Notice (such documents, together with this Invitation to Participate, collectively called the "Program Documents"). The Agreement, as supplemented by Lender Notices, will be the principal document setting forth the rights and obligations of the Lenders and the Master Servicer under the Program.

Lender Application Procedure

Each lending institution desiring to become an Originating Lender in the Program is required to submit to the Issuers one copy of the completed eHousingPlus Contact Sheet (**Exhibit B**), proof of authorization to execute required program documents and authorized signatories (such as the Resolution and Certificate attached as **Exhibit C**), one original copy of the Offer to Originate and Assign Servicing (**Exhibit D**) and one original executed signature page to the Agreement.

Each lending institution must be approved by the Issuers and the Master Servicer to participate in the Program. A lending institution may **not** begin issuing commitments to make Mortgage Loans under the Program until receiving notice from the Issuers and/or the Master Servicer that it has been accepted for participation in the Program.

Following submission of the required documentation, such approval will be based on a review of the qualifications and experience of each lending institution and its ability to originate Mortgage Loans in accordance with the terms and conditions set forth in the Program Documents. All lending institutions approved to become Originating Lenders shall be required to execute and be bound by the terms and conditions of the Participating Lender Agreement and the Agreement, as supplemented by the Lender Notices.

Pursuant to procedures established by the Issuers, the Master Servicer and the Program Administrator, Mortgage Loan reservations will be made available to Originating Lenders on a first-come, first-served basis. The Issuers will **not** allocate specific commitment amounts among the Originating Lenders and no commitment fees from Originating Lenders are required in connection with this Program.

The Issuers, the Master Servicer or the Program Administrator will periodically send to each Originating Lender Interest Rate Notices and/or Lender Notices specifying, among other things, the Loan Purchase Price, the applicable Household Income Limits, the applicable maximum Acquisition Cost (if any), the interest rate for Mortgage Loans and the Mortgage Loan Origination Period. The Lenders must sell and deliver Mortgage Loans to the Master Servicer within the delivery period set forth in the applicable Interest Rate Notice and/or Lender Notice (establishing, among other matters, the interest rate for the Mortgage Loans).

The description herein of any of the terms of the Program is qualified in its entirety by the Offer, the Agreement, the Lender Notices and the accompanying exhibits. The Issuers reserve the right to reject any and all applicants.

SEDGWICK COUNTY, KANSAS
SHAWNEE COUNTY, KANSAS

[Rev. August 2025]

EXHIBIT A

PROPOSED PROGRAM SUMMARY

SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS SINGLE FAMILY MORTGAGE LOAN PROGRAM

Program Area: Sedgwick and Shawnee Counties, as well as Cooperating Cities and Counties in the Program Area that have entered into cooperation agreements with the Issuers, as specified in the Administrator's Guidelines published by eHousing Plus (the Program Administrator).

Program Features

Terms: 30 Year – Fixed Rate

Interest Rate: Interest rates will be set at least once each business day by an Interest Rate Notice posted on the Program Administrator's website. Interest Rates may be changed more than once a day based on market conditions.

Cash Assistance Grant: Up to 5% of Mortgage Loan amount, as specified in an Interest Rate Notice

Loan Type: FHA, VA, USDA-RHS or Conventional Freddie Mac Advantage Eligible

Fees (or as otherwise specified in the Administrator's Guidelines or an Interest Rate Notice):

Borrower:	Origination Fee	Up to 1.00%
	Discount Fee	Up to 2.00%
	Compliance Fee	\$275
	Funding Fee	\$475 (reservations on or after September 15, 2025)
		\$400 (reservations before September 15, 2025)
	Tax Service Fee	\$84
Lender:	Servicing Release Fee	1.00% (Retained by Lender)

Rate Lock: A Mortgage Loan is eligible for rate lock once it has been registered on the Program Administrator's website. Lenders must be trained to use the Program Administrator's website before originating loans.

Loan Delivery

Extension: Any Mortgage Loan not purchased within 70 days of the rate lock will automatically receive a 30-day extension, with additional extensions applied as needed. See the Administrator's Guidelines and the applicable Interest Rate Notice for further details regarding extensions, including the amount of the extension fee.

Underwriting

Guidelines: All Mortgage Loans must meet FHA, VA, USDA-RHS and conventional underwriting guidelines, respectively. All borrowers must have a minimum credit score as set forth in the Administrator's Guidelines.

*Compliance
Review:*

The borrower's household income cannot exceed the Household Income Limits and, if the Mortgage Loan is funded with tax-exempt Bond proceeds, the home purchase price cannot exceed the Maximum Purchase Price Limits established with respect to the Program. The Household Income Limits and the Maximum Purchase Price Limits (if applicable) are listed in the Administrator's Guidelines published by the Program Administrator.

If an Interest Rate Notice specifies that Mortgage Loans will be funded with tax-exempt Bond proceeds, all borrowers must be first-time homebuyers as defined by the U.S. Treasury. Generally, that means the borrower cannot have owned a home in the past three years.

eHousingPlus is the Program Administrator. The Program Administrator will be responsible for reviewing all loan applications to determine if a loan is eligible based on income, purchase price (if applicable) and first-time homebuyer (if applicable) requirements. A Compliance Certificate will be issued by the Program Administrator *after* a loan has closed.

*Recapture
Tax:*

If a Mortgage Loan is not funded with tax-exempt Bond proceeds, the borrower is not subject to recapture tax. If a Mortgage Loan is funded with tax-exempt Bond proceeds, the borrower is subject to recapture tax. This tax is a repayment to the federal government for the interest rate subsidy that was provided by tax-exempt bond financing. Generally, the borrower must pay the federal government a portion of their profit, if any is made, if the borrower sells their home in the first nine (9) years. In no event will the tax exceed the lesser of 6.25% of the original mortgage amount or 50% of the borrower's net profit on the sale of the house. The recapture tax is paid through the borrower's Federal Income Tax Return.

*Targeted Area
Considerations:*

If a Mortgage Loan is funded with tax-exempt Bond proceeds, the first-time homebuyer requirement, purchase price limits and lower income limits generally apply. However, if a Mortgage Loan that is funded with tax-exempt Bond proceeds is made in a federally designated Targeted Area, the first-time homebuyer requirement is waived and the higher income limits apply.

Bond Counsel:

Shelby M. Exposito
Gilmore & Bell, P.C.
2405 Grand, Suite 1100
Kansas City, Missouri 64108
(816) 221-1000

Robert J. Perry, Esq.
9422 SW Hoch Road
Auburn, Kansas 66402
(785) 256-2266

*Bond Underwriter and
Security Purchaser:*

Stifel, Nicolaus & Company, Incorporated
1401 Lawrence Street, Suite 900
Denver, Colorado 80202
David Wu (720-673-3960) wudav@stifel.com
DeDe Cross (720-673-3947) crossde@stifel.com
Scott Riffle (720-673-3957) riffles@stifel.com

*Program
Administrator:*

eHousingPlus
15175 NW 67th Avenue, Suite 203
Miami Lakes, Florida 33014
(954) 217-0817
(888) 643-7974
Website: ehousingplus.com
Paloma Miranda (954) 217-0817 x210 paloma.miranda@eHousingPlus.com
Sue Denihan (954) 217-0817 x281 sue@ehousing.cc

Master Servicer:

US Bank Home Mortgage - HFA Division
6000 Lombardo Center Suite 100/CN-OH-SH1
Seven Hills, Ohio 44131
Sally Mazzola (216) 606-1801 sally.mazzola@usbank.com

EXHIBIT B

EHOUSINGPLUS CONTACT SHEET

**SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS
SINGLE FAMILY MORTGAGE LOAN PROGRAM**

Complete Company Name _____
(Loans will close in this name that is approved by Master Servicer and pre-printed on eHousingPlus forms)

Main Contact Name and Title _____
(Authorized Signer of Program Participation Documents)

Street Address _____

City, State, Zip Code _____

Main Contact Phone & Email address _____

CONTACT FOR CLEARING eHousingPlus Exceptions

Name and Title _____

Phone and email address _____

**LOCAL BRANCH INFORMATION (Please complete for each participating branch and use
additional sheets if necessary)**

Street Address _____

City, State, Zip Code _____

Branch Manager Name _____

Phone and email address _____

LOAN OFFICERS ASSOCIATED WITH THIS BRANCH:

Name _____

Phone and email address _____

Name _____

Phone and email address _____

Name _____

Phone and email address _____

EXHIBIT C

[ORIGINATING LENDERS]

FORM RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION OF THE BOARD OF DIRECTORS

OF

[Please type name of Lender]

RESOLVED, that _____ (the "Lender") hereby approves, ratifies, confirms and adopts the terms and conditions of (i) the Invitation to Participate, (ii) the Offer To Originate and Assign Servicing (the "Offer") and (iii) the related Lender Origination Agreement (the "Agreement"), by and among Sedgwick County, Kansas and Shawnee County, Kansas (jointly, the "Issuers"), U.S. Bank National Association (the "Master Servicer"), the Trustee identified therein and this Lender, and (iv) the Participating Lender Agreement (the "PLA") between this Lender and the Master Servicer in connection with the Issuers' Single Family Mortgage Loan Program, and any of the following persons:

[fill in names of authorized persons including
anyone authorized to approve amendments]

are hereby authorized to enter into and consent to further amendments to any of the foregoing documents.

FURTHER RESOLVED, that the Lender authorizes, ratifies and confirms the performance of the obligations, covenants and agreements of this Lender as set forth in or contemplated by the Agreement and the PLA.

FURTHER RESOLVED, that the President or any Vice President, together with the Secretary or any Assistant Secretary, of the Lender or _____ be, and each of them hereby is, authorized to execute and deliver on its behalf the Agreement and the PLA in substantially the forms presented at this meeting.

FURTHER RESOLVED, that the proper officers and agents of the Lender designated herein be, and each of them hereby is, authorized, jointly and severally, to take any and all steps, do any and all things and execute and deliver any and all documents, including amendments thereto, in the name and on behalf of the Lender as may be necessary or appropriate to carry out the purpose of the foregoing resolutions and to perform the obligations of the Lender under the Agreement and the PLA.

[ORIGINATING LENDERS]

CERTIFICATE

I, _____, Secretary of the Lender, certify that the above and foregoing is a true and current copy of the resolutions passed at a meeting of the Board of Directors of the Lender duly called and held on the _____ day of _____, 20__, and the same now appears in the minutes book of the Lender, and that the minutes reflect that a quorum was present. I further certify that as of the date hereof, the foregoing resolutions are in full force and effect and have not been modified or rescinded.

Secretary

State of _____)
) SS.
County of _____)

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

My Commission Expires:

(NOTARY SEAL)

[or other corporate certification appropriate for
Lender's corporate records]

EXHIBIT D

ORIGINATING LENDER'S OFFER TO ORIGINATE AND ASSIGN SERVICING

SEDGWICK COUNTY, KANSAS AND SHAWNEE COUNTY, KANSAS SINGLE FAMILY MORTGAGE LOAN PROGRAM

One signed original of this Offer to Originate and Assign Servicing (this "Offer") is to be delivered to Denise Wilson, Gilmore & Bell, P.C., 2405 Grand Blvd., Suite 1100, Kansas City, Missouri 64108.

Name of Institution: _____

Address: _____

Contact Person: _____

Telephone Number: _____

E-Mail Address: _____

Subject to the terms and conditions stated herein, the above institution (the "Originating Lender") hereby offers:

(a) To originate, on behalf of Sedgwick County, Kansas and Shawnee County, Kansas (jointly, the "Issuers"), and certain cooperating counties and cities, FHA-insured, USDA-RHS-guaranteed or VA-guaranteed mortgage loans or Freddie Mac HFA Advantage conventional loans (the "Mortgage Loans"), as described in the Lender Origination Agreement (the "Agreement"), and each Lender Notice delivered in connection with the program, in accordance with the terms and conditions of the Invitation to Participate, the provisions of which are incorporated herein by reference and, upon acceptance hereof, are hereby agreed to by the Originating Lender with such changes as shall be agreed to by the Originating Lender as evidenced by the execution of the Agreement by the Originating Lender; and

(b) To sell the Mortgage Loans and assign the servicing in connection with such Mortgage Loans to the Master Servicer described in the Agreement.

The Originating Lender understands that the interest rate applicable to the Mortgage Loans will be established from time to time by the Issuers by delivery of an Interest Rate Notice, as described in the Invitation to Participate. The Originating Lender understands that if it closes a Mortgage Loan without the actual loan rate being approved by the Master Servicer or the Issuers, such Mortgage Loan will not be subject to purchase by the Master Servicer, the Trustee, the Issuers or alternate security purchaser.

The Originating Lender hereby certifies that, in connection with the transactions contemplated hereby, it has not and will not directly or indirectly contract or enter into any agreement with any other lender or any other person or institution (other than one affiliated with such Originating Lender) with respect to any aspect of the Originating Lender's participation in this financing for which the Originating Lender and other lender, person or institution will receive compensation, in aggregate, in excess of that provided by the Agreement. The Originating Lender hereby agrees to hold the Issuers, their officers, employees and agents, and the original purchasers of the Bonds harmless, and to indemnify them for any costs they incur as a result of any violation of this paragraph by the Originating Lender.

This Offer shall be binding upon acceptance by the Issuers.

Date: _____, 20__

as Originating Lender

By: _____
Title: _____