

## MINNESOTA HOUSING FINANCE AGENCY

### PARTICIPATION AGREEMENT For REHABILITATION LOAN PROGRAM

**THIS PARTICIPATION AGREEMENT** is made and entered into by and between (herein referred to as the "Seller"), with its office located at

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and the Minnesota Housing Finance Agency (herein referred to as "MHFA"), with its office located at 400 Sibley Street - Suite 300, St. Paul, Minnesota 55101-1998.

#### RECITALS:

- A. WHEREAS**, MHFA, under the provisions of Chapter 462A of Minnesota Statutes, is authorized to enter into commitments and provide funds for Rehabilitation loans (hereinafter referred to as the "Loans") to be used to assist families of low and moderate income to rehabilitate existing residential housing owned and occupied by those persons and families; and
- B. WHEREAS**, the Seller wishes to participate in MHFA Rehabilitation Loan Program (hereinafter referred to as the "Program") and has submitted an application to MHFA describing its proposed participation in such program (hereinafter referred to as the "Seller's Application"), the provisions of which are hereby incorporated by reference herein as if set forth in their entirety; and
- C. WHEREAS**, MHFA is willing to enter into this Participation Agreement (hereinafter referred to as the "Participation Agreement") to allow Seller to participate in the Program, in accordance with the terms and conditions set forth below and the provisions contained in MHFA Rehabilitation Loan Program Procedural Manual (hereinafter referred to as the "Program Manual"), the provisions of which are hereby incorporated by reference herein as if set forth in their entirety.

#### **NOW, THEREFORE, the parties agree as follows:**

- 1. Participation.** In accordance with the terms and conditions herein and those contained in the Program Manual, Seller agrees to participate in the Program and, subject to the terms conditions and requirements contained in the

Program Manual, MHFA agrees to commit to purchase qualified loans from Seller.

- 2. Participation Term.** Seller understands that participation in the Program under this Participation Agreement shall be permitted only after this Participation Agreement is effective which occurs once (i) Seller submits a fully executed copy of this Participation Agreement to MHFA and (ii) MHFA executes this Participation Agreement. After this Participation Agreement is effective, Seller may begin making loans provided Seller fully complies with the terms of this Participation Agreement and the Program Manual. Seller's participation in the Program will terminate on the earliest of the following events to occur: (i) upon the termination of the Program by MHFA, or (ii) upon the termination of this Participation Agreement as authorized in the Program Manual. Seller agrees to notify MHFA in writing if it wishes to terminate its participation in the Program.
- 3. Commitment Procedure.** Seller shall submit Loans to MHFA for purchase in strict accordance with the provisions and procedures specified in the Program Manual.
- 4. Commitment Term.** MHFA's commitment to purchase qualified Loans from Seller shall begin on the date specified in the Program Manual, and continue for the period and in the manner specified in the Program Manual.
- 5. Loan Terms.** The annual interest rate on each Loan to be purchased by MHFA hereunder shall be as set forth in the Program Manual, or such other notice as may be prescribed in the Program Manual.
- 6. Seller's Warranties.** Seller's warranties, as set forth in the Program Manual, shall be applicable as of the effective date of this Participation Agreement and as of the date that the Seller performs any act or function required by this Participation Agreement, the Act, the Seller's Application, and/or the Manual, including but not limited to the closing of each and every Loan sold to MHFA by Seller.
- 7. Servicing.** The servicing of each Loan purchased by MHFA shall be the sole responsibility of MHFA, or of those servicing institutions which MHFA may designate, in its sole discretion.
- 8. Remedies.** In the event that Seller fails to observe or perform any covenant or condition under this Participation Agreement or the Program Manual, or in the event that any warranty made by Seller is determined by MHFA to be untrue, then MHFA shall be entitled to all remedies, at law or in equity, including but not limited to: (i) the right to tender Loans to Seller for repurchase as set forth in the Program Manual; (ii) the right to rescind acceptance of this Participation Agreement; (iii) the right to seek equitable

relief by way of injunction (mandatory or prohibitory) to prevent the breach or threatened breach of any of the provisions of this Participation Agreement, or to enforce the performance thereof; (iv) the right to seek damages, including consequential damages, arising by virtue of MHFA's sale of its debt securities in reliance on Seller's performance of the provisions of this Participation Agreement; and (v) the right to terminate this Participation Agreement, provided, however, that such termination shall not diminish MHFA's rights specified in the Program Manual. All such remedies shall be cumulative, and the exercise by MHFA of any one or more of them shall not in anyway alter or diminish MHFA's right to any other remedy provided herein or by law. Seller acknowledges that MHFA may not become aware of a default hereunder by Seller until a substantial period of time after such default has occurred and related Loan(s) have been submitted to and purchased by MHFA, and Seller agrees that any such delay shall not be grounds for a claim of laches.

- 9. Contract Documents.** All transactions between Seller and MHFA pursuant to this Participation Agreement are on a contractual basis, the contract in each instance consisting of: (i) this Participation Agreement, (ii) the Program Manual, with all amendments and supplements thereto, (iii) the completed Seller's application for participation in the Program, with all amendments and supplements thereto, and (iv) any applicable servicing agreements
- 10. SFMOS Security.** Seller represents and warrants that it has the facilities, personnel and the capability to administer mortgage loan origination, application and qualification with respect to Mortgage Loans made pursuant to the MHFA Single Family Mortgage Online System ("SFMOS"). Seller further represents and warrants that is currently has, or will have, and will maintain the necessary internet connection to the World Wide Web and such other facilities and equipment as necessary to fulfill its obligations under this Participation Agreement. Seller agrees to safeguard and maintain the security of all facilities, passwords, access codes, firewalls and other equipment and features that limit or provide access to the SFMOS and data, files and documents contained therein by following MHFA policies, procedures and directives relating thereto including, but not limited to, providing access only to those employees necessary to have such access and training those employees in the appropriate security measures and procedures. Seller agrees to designate a SFMOS Administrator. The SFMOS Administrator maintains SFMOS system privileges to all users within the Seller's organization including all user login names, passwords, and branch information. Additionally, the SFMOS Administrator will be the first point of contact within Seller's organization regarding access or login questions, and is responsible to receive all MHFA communications regarding MHFA Programs. If Seller finds it necessary to designate a new SFMOS Administrator, Seller

shall submit the request in strict accordance with the provisions and procedures specified in the Manual.

- 11. Interim SFMOS Procedures.** The implementation of the SFMOS will involve several phases of Seller participation. MHFA will provide information to seller in the "instructions for Interim Procedures" (attached here to hereto as "Exhibit A") and incorporated herein by reference) describing the course of action required for the interim processes. Seller agrees to strictly follow the interim processes detailed in Exhibit A.
- 12. Notice.** All notices required or authorized to be sent to the parties to this Participation Agreement, shall be addressed as follows:

To the Seller;

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\_\_\_\_\_  
\_\_\_\_\_

To MHFA;

Minnesota Housing Finance Agency  
Attn: MN Homes Division Rehab Loan Program  
400 Sibley Street, Suite 300  
Saint Paul, MN 55101-1998

- 13. Publicity.** Any publicity given to the Program and all publications, advertising, or services provided in accordance with this Participation Agreement, including, but not limited to, notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for Seller or its employees individually or jointly with others, or any subcontractors shall clearly and expressly identify MHFA as the funding source.
- 14. Affirmative Action Requirements.** Seller hereby certifies that it is in full compliance with the affirmative action requirements of Minn. Stat. § 363A.36 and Minn. R. 5000.3400-5000.3600 and is aware of the consequences for noncompliance. Seller acknowledges that such consequences for Seller's failure to implement its affirmative action plan or make a good faith effort to do so include, but are not limited to, suspension or revocation of a certificate of compliance by the Commissioner of Human Rights ("Commissioner"), refusal by the Commissioner to approve subsequent plans, and termination of all or part of this Participation Agreement by the Commissioner or MHFA.
- 15. Waiver.** Neither the failure by either party hereto in any one or more instances to insist upon the complete and total observance or performance of any term or provision hereof, nor the failure of either party hereto to exercise any right, privilege, or remedy conferred hereunder or afforded by law, shall

be construed as waiving any breach of such term, provision, or the right to exercise such right, privilege or remedy thereafter.

- 16. Governing Law and Venue.** This Participation Agreement is made and entered into in the State of Minnesota, and shall be construed and interpreted in accordance with the laws of such state. The parties agree and consent that any litigation that may be initiated with respect to any action arising under by this Participation Agreement shall be initiated and venued, through completion thereof, in the State District Court in and for the County of Ramsey, State of Minnesota.
- 17. Severability.** If any term or provision of this Participation Agreement is finally judged by any court of competent jurisdiction to be invalid or unenforceable, the remaining terms and provisions contained herein shall remain in full force and effect, and they shall be interpreted, performed, and enforced as if said invalid provision did not appear herein.
- 18. Successors and Assigns.** This Participation Agreement may not be assigned, in whole or in part, by Seller without the written consent of MHFA. In addition, this Participation Agreement shall fully bind and inure to all successors and/or assigns of any party hereto as if it had been originally executed by such successor and/or assign.
- 19. Termination of Prior Loan Funding Contracts.** Seller and MHFA mutually agree that this Participation Agreement is intended to replace any and all prior Loan Funding Contracts. Both parties agree that all prior Loan Funding Contracts are hereby terminated and are no longer valid as of the effective date of this Participation Agreement as set forth in Paragraph 2 hereinabove.

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**SELLER**

\_\_\_\_\_  
By: \_\_\_\_\_  
(Signature of Authorized Officer)

\_\_\_\_\_  
(Printed or Typewritten Name of Authorized Officer)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

(Include Additional Signature Below if Required by Seller's Bylaws)

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**MINNESOTA HOUSING FINANCE AGENCY**

By: \_\_\_\_\_  
Frances J. O'Neill

Its: Operations Manager of Minnesota Homes Division

Date: \_\_\_\_\_