

## UCI'S HOME LOAN PROGRAMS

UC MORTGAGE ORIGINATION PROGRAM (MOP)
UC SUPPLEMENTAL HOME LOAN PROGRAM (SHLP)
UC ZERO INTERST PROGRAM (ZIP)

**UCI** Division of Finance and Administration | With U • For U

#### What is MOP?

#### University of California's Mortgage Origination Program

A system wide loan program that offers housing loans to eligible members. The University of California operates as the lender. Loans are funded, managed, and serviced by the UC Office of Loan Programs house in the University's Office of the President.

Each campus is assigned a Home Loan Coordinator to operate as the main campus contact and is responsible for managing loan activity for their campus.

Per the UC Home Loan Program's Mortgage Origination Program Brochure<sup>1</sup>, MOP is described as follows:

"The Mortgage Origination Program was developed by the University of California to support the recruitment and retention of faculty and Senior Managers by assisting them in the purchase of a principal residence near their work location. MOP is administered by the University of California Home Loan Program Corporation (UCHLP)."

<sup>1</sup> https://www.ucop.edu/loan-programs/ files/mopbrochure.pdf

#### PROGRAM ELIGIBILITY

- Members of the Academic Senate
- Members of the Senior Management Group (SMG)
- Full-time appointment
- Limited Exceptions
  - Delegation for *specific* non-eligible titles
    - Requires Chancellor's Approval
      - Vice Provosts, Associate Vice Provosts, Associate Vice Chancellors, Assistance Vice Chancellors, Associate Deans, College Provosts
      - Health Science Clinical Instructor, Health Sciences Clinical Assistant Professor, Health Sciences Clinical Associate Professor, Health Sciences Professor
  - All other non-eligible titles require Presidential Approval.

### INTENTION OF PROGRAM

# First Time Purchase in the Local Area First Time Participating in MOP

Property must be within reasonable distance of participant's work location.

Participant must not have owned a primary residence 12 months within the local area.

Property must be primary residence.

Loan may not be used for construction financing.

# UC Mortgage Origination Program Parameters

First Deed of Trust Loans Maximum Repayment Term is 30 Years Minimum 10% Down Payment Any loan greater than the current maximum threshold requires Presidential approval. Single Family Residence (5 acreage limit) or Condominium Property must be the principal place of residence for the primary MOP participant Repayment in full is required six months after separation from University (unless for University Retirement or disability)

#### MOP LOAN OPTIONS

#### Standard MOP

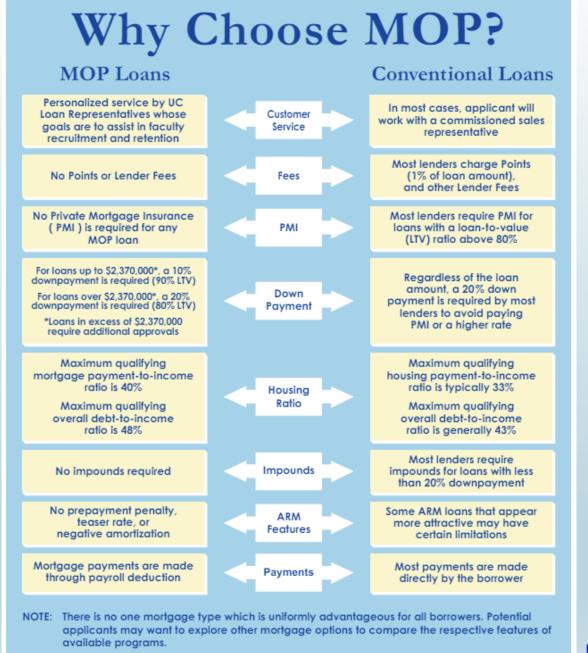
- Rate adjusts annually
- Maximum annual adjustment 1% up or down
- Maximum lifetime rate cap is 10% above rate in Year 1
- Maximum 30-year term
- Minimum 10% Down Payment

https://www.ucop.edu/loan-programs/ files/mopbrochure.pdf



- Fixed Rate for 5 years, then adjusts annually for the remainder of the term. The sixth year it converts to a Standard MOP.
- Maximum 5% first adjustment.
- Maximum annual adjustment 1% up or down
- Maximum lifetime rate camps is 10% above rate in Year 1
- Maximum 30-year term
- Minimum 10% Down Payment

https://www.ucop.edu/loan-programs/loan-programs/5-1mortgage-origination-program.html



https://www.ucop.edu/loan-programs/ files/mopbrochure.pdf

#### SUPPLEMENTAL HOME LOAN PROGRAM

The Supplemental Home Loan (SHLP) Program provides secondary financing to assist eligible faculty members and Senior Management Group employees in the acquisition of a principal place of residence. This Program may be used in conjunction with the University's Mortgage Origination Program to reduce the required cash down payment to as low as five percent. Program participation is subject to the availability of campus funding authority.

5% Required Borrower Equity

## SHLP LOAN OPTIONS

SHLP Loan

Funded with the centrally-funded allocation disbursed to each campus by the UC Office of Loan Programs.

ZIP Loan

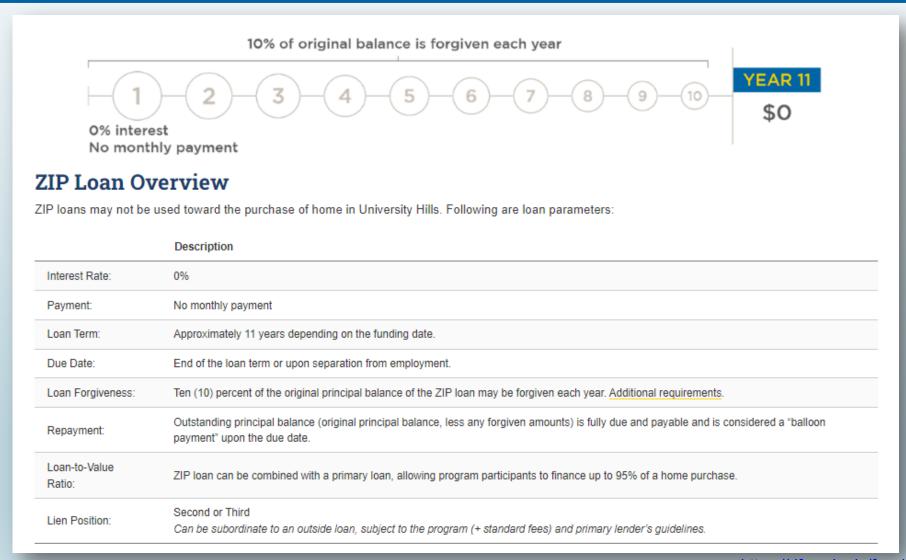
Funded by campus funds. Funding source must be identified and confirmed before offer is issued.

## SHLP LOAN PARAMETERS

## UCI CF-SHLP Program Guidelines

- Loans must be in second position.
- Must be for purchase transaction only.
- The maximum loan amount will be the *lesser* of 5.0% of the purchase price *or* \$35,000.
- The maximum term will be 10 years (120 months).
- The loans will have a fixed interest rate equal to the MOP Index in effect at loan commitment, plus .25 servicing fee.

# **ZIP Loan Summary**



https://dfa.uci.edu/faculty-housing/shlp/zip.php

#### ZIP LOAN PARAMETERS

#### UC ZIP Program Guidelines

- Loans must be in second position.
- Must be for purchase transaction only.
- The maximum term will be 10-11 years.
- Upon the due date, any outstanding principal balance (original principal balance, less any
  forgiven amounts) is due and payable by the ZIP loan participant (the "Primary Borrower")
  and is not contingent upon the sale price or fair market value of the house, or any other
  factor.
- Loan forgiveness will be reported as taxable income in the year forgiven on a W-2 form and is subject to standard withholding requirements.\*
- ZIP loan is a below market-rate loan since the interest rate of "zero" is below the Applicable Federal Rate (AFR).
  - Below market-rate loans are subject to annual imputed interest income.
  - Imputed interest income will be reported as taxable income on a W-2 form and is subject to standard withholding requirements.\*

\*Participants should consult with their tax advisor if they have any questions concerning their tax situation.

#### ZIP LOAN PARAMETERS

#### **UCI ZIP** Program Guidelines

- Eligible program participant must be a full-time university appointee (Academic Senate or Senior Management Group) who is a <u>designated by the hiring dean</u> and <u>approved by the Provost.</u>
- The offer to utilize a ZIP loan is only valid to use within 4 years from appointment date.
- ZIP loans may not be used toward the purchase of home in University Hills.
- The Provost's contribution to ZIP loans applies only to faculty in the Ladder Rank or Professors of Teaching/LSOE title series.
- Other eligible senate faculty may also be offered the ZIP loan, but the entire funding amount must come from the
  unit, school and/or department.
- If Provost approved funding applies, the current maximum standard ZIP loan amount is \$82,600.
  - Any additional funding for ZIP loans must be funded by the unit, department, and/or school, separate from committed set-up funds.
- ZIP loan offers for any academic senate faculty not eligible for Provost funding, must be funded fully by the unit, department, and/or school.
- The maximum ZIP loan is \$150K.
- The maximum funding contribution provided by the Provost toward <u>one purchase transaction</u> is \$82,600, **even if two eligible participants who are purchasing a home together are offered a ZIP loan allocation**. The unit(s) will need to provide any amount greater than \$82,600 up to the \$150K maximum. Additional unit funds must be separate from committed set-up funds.

#### Resources

#### UC Office of Loan Programs Website

- https://www.ucop.edu/loan-programs/index.html (Overview)
- https://www.ucop.edu/loan-programs/resources/index.html (Resources)
- <a href="https://mopqual.ucop.edu/main.php">https://mopqual.ucop.edu/main.php</a> (MOP Calculator)

#### **UCI Home Loan Program Website**

- https://dfa.uci.edu/faculty-housing/index.php
- Irvine Campus Housing Authority (ICHA) University Hills
- https://icha.uci.edu/

# **Contact Information**

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## Questions?

# Appendices

#### What about two faculty partners each with a ZIP loan offer?

The maximum funding contribution provided by the Provost toward <u>one purchase</u> <u>transaction</u> is \$82,600, even if two eligible participants who are purchasing a home together are each offered a ZIP loan allocation.

- The unit(s) will need to provide any amount greater than \$82,600 up to the \$150K maximum.
- Additional unit funds must be separate from committed set-up funds.

Combined ZIP funding will be documented that the balance due will be split according to the original funding source based on the % of the funding source toward the original loan amount.

#### For Example:

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$82,600 (Provost) + $20,000 (Unit) + $20,000 (Unit) = $122,600 Any balance due would be split to the original funding sources accordingly.
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- > \$82,600 (Provost) = 67.38%
- > \$20,000 (Unit) = 16.31%
- > \$20,000 (Unit) = 16.31%

#### Additional Combined ZIP Scenarios

<u>Scenario 1</u> – Example of a primary ZIP holder plus additional equal amounts from units of each faculty partner, for a total of \$122,600. Additional unit funds must be separate from committed set-up funds.

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$82,600 + $20,000 + $20,000 = $122,600 (Provost + Unit Funds = $102,000 Primary Borrower) + ($20,000 Unit Funds Co-Borrower)
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<u>Scenario 2</u> – Full \$150K Combined ZIP, <u>equal</u> additional unit funding amounts. Additional unit funds must be separate from committed set-up funds.

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$82,600 + $33,700 + $33,700 = $150,000 (Provost + Unit Funds = $116,300 Primary Borrower) + ($33,700 Unit Funds Co-Borrower)
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<u>Scenario 3</u> – Full \$150K Combined ZIP, <u>non-equal</u> additional unit funding amounts. Additional unit funds must be separate from committed set-up funds.

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$82,600 + $47,400 + $20,000 = $150,000 (Provost + Unit Funds = $130,000 Primary Borrower) + ($20,000 Unit Funds Co-Borrower)
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<u>Scenario 4</u> – Any Amount Up to the Full \$150K Combined ZIP, equal or non-equal additional unit fully funding amounts with <u>NO Provost contribution</u>.

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$75,000 + $75,000 = $150,000 (Unit Funds = $75,000 Primary Borrower) + ($75,000 Unit Funds Co-Borrower) OR $100,000 + $50,000 = $150,000 (Unit Funds = $100,000 Primary Borrower) + ($50,000 Unit Funds Co-Borrower)
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## What about Faculty Recruitment Allowances (FRAs)?

- No faculty or SMG are eligible for both an FRA and ZIP loan.
- FRA may only be used by exceptional request from Dean to the Vice Provost for Academic Personnel for new hires.
  - Maximum of \$25K
- ZIP or FRA (with exceptional approval) offers should be clearly outlined in the offer letter, not both, may not be offered as either/or option.