



Program Disclosure

Arizona IDA **HOME+PLUS** Program Lender Training

Questions?

Contact: Operations@HomePlusAz.com

Ver. 03-01-2025







**TIL (Truth in Lending)
Disclosure Statement**

- The DPA 2nd lien is in the name of Arizona IDA (Arizona Industrial Development Authority) and as such, we consider our application date the date the transaction is reserved in our Lender-Online system.
- Due to the nature of the assistance, and the ONLY allowed cost being the County recording fee (which is not counted against the 1% fee cap), we are under a partial RESPA exemption and only need to provide a TIL.



TIL (Truth in Lending) Disclosure Statement

The HOME+PLUS & Arizona is Home TIL will be made available to the lender to generate and provide to the borrower immediately after the transaction is reserved in our Lender-Online reservation system.

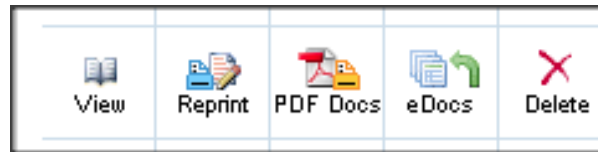
- As is with all HOME+PLUS & Arizona is Home related documents, the TIL is embedded in our reservation system within each specific transaction. The lender is responsible for the generation and completion of the TIL.
- An initial and final TIL is only necessary if the DPA amount changes after the initial reservation.



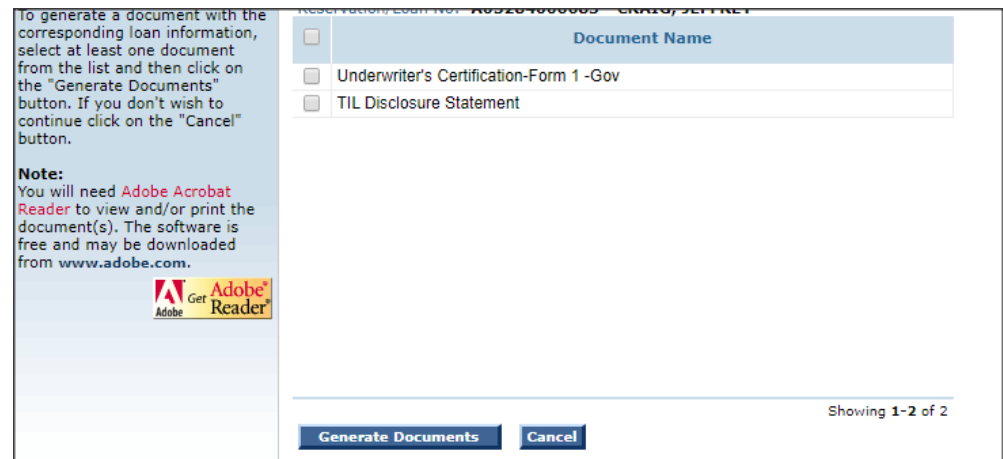
TIL (Truth in Lending) Disclosure Statement

The HOME+PLUS & Arizona Home TIL will be made available to the lender to generate and provide to the borrower immediately after the transaction is reserved in our Lender-Online reservation system.

- Click the “PDF Docs” icon for the respective loan.



- Click the box next to the TIL Disclosure Statement. (screenshot is from a HOME Plus reservation)



- Then click the “Generate Documents” button.



TIL (Truth in Lending) Disclosure Statement

There are only two sections on the TIL that require completion.

The remaining information is populated via the data in the reservation.

- Within the “Final Balloon Payment”

PAYMENT SCHEDULE:
 Final Balloon Payment due (_____): \$ _____

- For the forgivable DPA, use the first day of the month five years in the future from the promissory note date i.e. 1/1/2030.

- Within the “Amounts paid to others on your behalf”

ITEMIZATION OF AMOUNT FINANCED of \$[9,033.00].
 Amounts paid to others on your behalf:
 \$ _____ to public officials for recording fees.
 \$ _____ to _____

- Enter the recording fee for the 2nd deed of trust.



TIL (Truth in Lending) Disclosure Statement

There are only two sections on the TIL that require completion.

The remaining information is populated via the data in the reservation.

- The HOME+PLUS & Arizona is Home 2nd lien does not require a separate LE and CD, nor can a 2nd lien only LE and CD replace our TIL requirement.
- Some lenders, due to their system, process, or legal opinion, choose to generate a CD/LE for the DPA lien. *Please do not include these documents in the DPA Compliance package or master servicer credit/collateral package.*





END OF DOCUMENT

