

September 1, 2022

Faculty Mortgage Program for the Purchase of a New Home Plan Description

Program Objectives

Attracting and retaining world-class faculty members is critical to Wellesley's mission. In recognition of the high cost of housing in the Boston area, Wellesley College has two programs aimed at helping faculty secure suitable housing within a reasonable distance of the campus – the Faculty Housing Program and the Faculty Mortgage Program. These two programs help support faculty members' housing needs at different stages of their careers. The housing programs are separate from the College's benefits program and are not automatically granted.

The faculty housing rental program is open to all members of the faculty and includes approximately 100 dwellings of different types—roughly 60% apartments and 40% houses—within walking distance of the campus. The faculty mortgage program is available to tenured faculty and certain administrative officers in order to facilitate the purchase of a home proximate to Wellesley. Towns and cities included in the program offer a wide range of housing options.

The College's mortgage program is designed to make the purchase of a home more affordable for eligible borrowers during their employment at the College. The mortgage program consists of a first mortgage through a commercial lender and a second interest-only mortgage from the College at a favorable rate of interest. For most borrowers, the generous terms of the College mortgage program enables them to purchase a home earlier than they otherwise might be able to afford through a mortgage obtained on the open market. Since individuals' circumstances vary, the College's program may not make sense for everyone who qualifies. Prospective borrowers who are considering the College's mortgage program are advised to consider whether an outside mortgage may better fit their circumstances and meet their needs.

Summary

Wellesley's Faculty Mortgage Program combines two distinct mortgage loans for the purchase of a new home – a first mortgage obtained through a commercial lender (Needham Bank), and a tax-efficient, minimum interest, second mortgage from the College with interest-only payments due during the term of the loan. It is not possible to obtain the second mortgage without obtaining a first mortgage from Needham Bank. The length of the term of the first and second mortgage loans must be the same, and may be up to 30 years.

Through the program at Needham Bank, the down payment can be as low as 5%, and Needham Bank offers both fixed and variable/adjustable rate loans, with varying terms, at competitive rates. Information regarding Needham Bank's borrowing program is available at:

<https://www.needhambank.com/personal/residential-loans>.

The interest rate of the second mortgage, which is loaned by the College, is the Annual Long-Term Applicable Federal Rate (AFR), the lowest interest rate allowed by the IRS without tax consequences. The interest rate on the Wellesley loan will be set based on the rate in effect in the month in which the rate is locked for the Needham Bank loan.

September 1, 2022

Eligibility

Faculty must be tenured to be eligible for the mortgage program. Eligibility for faculty begins at the end of the month in which tenure is approved by the Board of Trustees (typically at the February meeting). Physical education faculty with long-term renewable five-or six-year contracts hired on or before July 1, 2009 and senior administrators in positions equivalent or higher than vice president are also eligible for the program.

First Mortgage

The Faculty Mortgage Program requires that borrowers obtain a first mortgage from Needham Bank. The exclusive relationship with Needham Bank provides a number of benefits.

- The College has collaborated with Needham Bank to ensure that the program can offer low initial down payments and competitive monthly payments.
- Needham Bank has designated and trained staff who are knowledgeable about the College's mortgage program and will work with Wellesley faculty members.
- The relationship with Needham Bank reduces the administrative burden for the faculty member and the College.
- Needham Bank offers a variety of mortgages; faculty members may choose the mortgage that best fits their circumstances from among those that they qualify for, as determined by Needham Bank. Typically, this first mortgage will be a "conforming" mortgage that cannot exceed \$647,200 if it is to be combined with the second mortgage from the College that together comprise the College mortgage program. While non-conforming or "jumbo" loans may be possible in certain circumstances, limitations apply and eligibility will depend on individual circumstances.

Second Mortgage

Qualifying Residences

The Faculty Mortgage Program is only applicable to the purchase of a faculty member's principal residence. "Principal residence" is defined in Section 121 of the Internal Revenue Code, using a standard that includes among other factors, where the faculty member resides most of the time, the address listed on the faculty member's tax returns, voter registration, driver's license, and automobile registration, the faculty member's billing address, and the faculty member's principal dwelling throughout the academic year.

The home must be located in one of the cities and towns listed in Appendix 1. Cities and towns are included if all or part of the municipality is within a 12-mile radius of Green Hall. Together, these towns cover 589 square miles and include a wide range of housing alternatives.

Single-family residences, townhomes and condominiums qualify. Vacation homes, investment properties, and income-producing (rental) properties are *NOT* qualifying residences.

The program is available only for the purchase of a home that is new to the faculty member. Existing residences already owned by the faculty member, including those financed with an outside lender, may not be refinanced using the program.

September 1, 2022

Maximum Second Loan Amount

The College will loan the lesser of \$550,000 or 50% of the “applicable value” of a home. The “applicable value” is up to the lesser of purchase price or the value determined by the first mortgage lender’s appraisal.

The Frequently Asked Questions (FAQ) section of the website provides examples of the maximum loan size. <http://www.wellesley.edu/finance/mortgage>

Interest Rate

The maximum interest rate on the second mortgage is the Annual Long-Term Applicable Federal Rate (AFR) during the month in which the rate is locked for the Needham Bank mortgage. This rate is the lowest rate that is allowed by the IRS without additional tax consequences to the borrower and is fixed for the life of the mortgage. The current “Annual Long-Term Applicable Federal Rate” can be found at <http://apps.irs.gov/app/picklist/list/federalRates.html>.

The second mortgage is an **interest-only loan**, which minimizes monthly payments during the life of the loan. **Monthly payments will be equal to ½ AFR** in effect when the loan is closed. A lump-sum interest payment of ½ AFR compounded over the period of the loan is due when the mortgage is repaid (see below, typically when the house is sold or refinanced). At that time, the borrower will use a portion of home price appreciation to pay the remaining interest. The amount of contingent interest is based on the appreciation of the value of the property over the life of the mortgage. The relationship between home price appreciation and contingent interest is as follows:

<u>Average Annual Home Price Appreciation</u>	<u>Contingent Interest</u>	<u>Effective Total Interest Rate</u>
<0%	0%	½ AFR
0% - ½ AFR	Avg Annual Rate of Home Price Appreciation	½ AFR + Avg Annual Rate of Home Price Appreciation
>½ AFR	½ AFR	AFR

The resulting total effective interest rate is guaranteed to be no greater than the AFR and no less than ½ the AFR (the amount that has been paid monthly over the life of the loan).

It is important to note that if the resulting effective interest rate is less than the AFR, the IRS considers the difference between the effective interest rate and the AFR to be imputed taxable income to the faculty member, and an imputed interest payment to the College. This imputed income will be reported on IRS Form W-2 to the faculty member in the year that the mortgage is paid off. The imputed interest payment will be reported as mortgage interest paid on a Form 1098 Mortgage Interest Statement in the same tax year. The faculty member is responsible for any and all applicable taxes related to imputed income. The faculty member should consult their financial advisor regarding any tax implications.

September 1, 2022

In addition, imputed income is subject to normal Social Security and Medicare (FICA) taxes. Although Federal and State taxes will *not* be withheld, the employee portion of the FICA tax for the imputed income will be withheld from their regular pay in the year in which the mortgage is paid off. The College is responsible for the employer portion of the applicable FICA tax.

Term of Loan

The term of the first and second loans must match and may not exceed 30 years.

The principal and the outstanding interest are due on the earliest of:

- The date of sale of the mortgaged property, or the refinancing of the second mortgage.
- The date on which the property is no longer the faculty member's principal residence, as determined by the College in its sole discretion.
- The date of retirement.
- The date upon which employment with the College is terminated for any reason other than retirement. Termination does not include a leave of absence taken with the approval of the College.
- The expiration of the second mortgage at the end of the term as specified in the loan. The second mortgage may have a term up to 30 years, but must match the term of the first mortgage obtained from Needham Bank.

Right of First Refusal

The College maintains the right to require the borrower to enter into an agreement with the College whereby the owner will not sell or convey the property without first offering to sell the premises to the College at fair market value. The College only intends to pursue this agreement if the house is within walking distance to the College.

Other Terms

1. Borrowers must qualify for a first mortgage from Needham Bank to participate in the College program. Typically, this loan must be “conforming” if it is to be combined with a second mortgage, which generally means that the first mortgage from Needham Bank cannot exceed \$647,200.
2. The College is not involved in any underwriting decisions on the first loan, which are the responsibility of Needham Bank, and which are subject to state and federal mortgage regulations. Further, the College has no control over the length of time required to close on the first mortgage with Needham Bank, although the College is committed to providing any information that Needham Bank requires from the College in order to complete the underwriting in a timely manner.
3. Borrowers must make payments on the first mortgage directly to Needham Bank. Second mortgage payments will be made by Wellesley College payroll deduction.
4. The second mortgage loan, at the faculty member’s request, will be made jointly to the faculty member and his or her spouse. Payment of the second mortgage, however, is still by payroll deduction from the faculty member.
5. The loan process is subject to all standard lending practices, including but not limited to debt, income, and credit verification and consideration of other underwriting factors as set forth in Appendix 2.
6. The borrower must notify the College immediately if the first mortgage is refinanced.
7. The borrower must notify the College immediately of changes in any circumstance that could result in the property not being the faculty member’s principal residence.
8. There is no provision for refinancing the second mortgage with the College.
9. Borrowers are free to refinance their homes with an outside lender and repay the College’s second mortgage in full at any time without penalty, at which time contingent interest will be due. No partial repayments on the second mortgage will be accepted.
10. Due to the structure of the mortgage program, it is likely that borrowers may not be able to obtain home equity lines of credit or additional home equity loans in the future. Any decision by Needham Bank to subordinate its interest in the mortgaged property is at the discretion of Needham Bank and subject to the terms of the first mortgage.
11. When calculating the contingent interest owed at the end of the mortgage, no adjustment will be made to the original purchase price to reflect improvements made during the period of ownership.

Application and Approval Process

Prospective borrowers should review program information on the College’s website and then contact the Controller’s office to:

1. Verify that the borrower qualifies for the College’s program.
2. Determine the maximum amount of the second loan the College may provide.
3. Sign a consent which will allow Needham Bank to share certain information gathered during the underwriting process with the College.

The Controller will arrange for a Needham Bank representative to contact them. Needham Bank representatives are familiar with Wellesley’s program, and will help prospective borrowers to

September 1, 2022

understand the features of the program. They will be able to evaluate the borrower's credit and debt capacity and explain the application process.

If the applicant intends to move forward, they should initiate the application process for the first mortgage with Needham Bank. The applicant can obtain a pre-approval letter from Needham Bank, which remains valid for a certain period of time and under certain circumstances, and with a copy of the approval letter, can obtain a similar letter from the Controller's office, indicating the approved amount for the second loan. These letters may be used in negotiations with a seller. Since this letter may be written prior to a formal completed loan application, neither should be interpreted as final approval for a specific loan amount. Borrowers are cautioned against waiving the standard mortgage contingency clause when making an offer on a home, and should not make such an offer without a formal pre-approval that remains valid.

Once the applicant has completed the mortgage application process with Needham Bank, the bank will share it with the Controller's office to be used as part of the second mortgage application. The application fee for the College second mortgage is \$1,000 and is due at this time.

The borrower may have some discretion as to the relative size of the first and second mortgages, and Needham Bank and the College will describe available options and provide materials to illustrate the financial impact of a given mix between these loan types. The final decision as to the proportion of first and second mortgage is the responsibility of the borrower, who may wish to obtain outside financial advice.

Needham Bank will notify the College when they have approved the first mortgage. If approved, the borrower will receive approval notification from Needham Bank and the College.

Following negotiation of the home purchase, the borrower or borrower's representative will submit a copy of the signed Purchase and Sale agreement to Needham Bank and the College. The borrower will also notify the College of the size of the second mortgage. The applicant will then receive a mortgage commitment letter from the College. The letter indicates the amount of the second mortgage and the terms of the loan. A copy of the commitment letter goes to the College attorney, who will correspond with the applicant and the applicant's attorney detailing documents needed for the closing.

This program description provides general terms and conditions of the College's mortgage program for the purchase of a new home, which may be amended by the College at any time. The specific terms of the program are contained in the loan agreements and other legal documents signed by the borrower at closing. In the event of any discrepancy between those signed documents and this program description, the signed legal documents shall govern.

Terminating the Loan

In anticipation of paying off the second loan, a borrower should visit the Controller with a copy of the signed Purchase and Sale Agreement for the sale of the home (or, in the case of a refinance, a qualifying appraisal), and the Controller will calculate the contingent interest owed and provide information about additional documentation needed to settle the loan.

September 1, 2022

The Frequently Asked Questions (FAQ) section of the website provides examples of the amount of contingent interest and the imputed income that a borrower could anticipate under different home price appreciation scenarios. <http://www.wellesley.edu/finance/mortgage>

Program Oversight

A committee consisting of the VP of Finance and Administration and Treasurer (chair), the Chief Investment Officer (or her designate), the Dean of Faculty Affairs, the Chair of the Faculty Benefits Committee, the AVP of Finance and Controller (non-voting) and Director of Benefits (non-voting) are responsible for recommending program changes to the Trustees. The same group will review requests for exceptions to the policy. Reasons to request exceptions to the policy include material, unforeseen changes in family or financial circumstances and retirement plans. In order to request an exception, applicants and borrowers should contact the Controller regarding information needed in the review process.

The size of the program is capped at \$35 million of College funds used to loan second mortgages. The size of the program will be reviewed when it reaches \$32 million.

The program is subject to periodic review to ensure that it meets the College's objectives and is being operated in accordance with current lending regulations. The Faculty Benefits Committee, Finance Office or the Investment Office can request a review of specific aspects of the program at any time. However, the terms of any outstanding loans will not be changed, and any changes to the program must be approved the College's Trustee Investment and Finance committees.

Appendix 1 Qualifying Municipalities

Acton	Framingham	Millis	Sudbury
Arlington	Franklin	Milton	Walpole
Ashland	Holliston	Natick	Waltham
Bedford	Hopkinton	Needham	Watertown
Belmont	Hudson	Newton	Wayland
Boston	Lexington	Norfolk	Wellesley
Brookline	Lincoln	Norwood	Weston
Cambridge	Marlborough	Sharon	Westwood
Canton	Maynard	Sherborn	Winchester
Concord	Medfield	Somerville	
Dedham	Medford	Southborough	
Dover	Medway	Stow	

Appendix 2

Underwriting Factors and Procedures

I. Underwriting Factors

1. Current or reasonably expected income or assets (other than the value of the residence the borrower intends to secure the loan) that the borrower will rely on to repay the loan.
2. Current employment status.
4. Monthly mortgage payment for the loan.
5. Monthly payment on the first mortgage from Needham Bank and any other loans secured by the same property.
6. Monthly payments for property taxes and other required costs related to the property such as homeowner's association fees.
7. Monthly payments for other debts, including alimony and child-support obligations.
8. Monthly debt-to-income ratio, to be calculated using the total monthly payments on debt obligations listed above as a ratio of gross monthly income.
9. Credit history.
10. Other factors as the College deems appropriate.

II. Underwriting Procedures

1. The College will, where necessary, ask the borrower to provide documentation from a third party to verify that the information that the College relies on for underwriting is accurate.
2. The College will require the borrower to consent to a shared application and documentation process with Needham Bank such that Needham Bank would provide the College with information gathered during the underwriting process.
3. The College will require the borrower to provide it with a copy of information Needham Bank provides the borrower as part of its underwriting process.