MLBWHOLESALE
Making Lives Better



Remarkable Power Up

www.MLBWholesale.com

NMLS #1101220

MLB Residential Lending, LLC, NMLS 1101220, is a Residential Mortgage Lender, located at 841 Mountain Ave, Suite 400, Springfield, NJ 07081. Phone 732-243-0140. MLB is licensed by NJ Department of Banking and Insurance, AL State Banking Department, AR Combination Mortgage Banker-Broker-Servicer, AZ Department of Insurance and Financial Institutions, CA Department of Financial Protection and Innovation, CO Division of Real Estate, CT Department of Banking, DC Department of Insurance, Securities, and Banking, DE Office of the State Bank Commissioner, FL Office of Financial Regulation, GA Department of Banking and Finance, IA Division of Banking Finance Bureau, ID Mortgage Broker Lender License, IL Department of Financial & Professional Regulation, IN Department of Financial Institutions, KY Department of Financial Institutions, LA Office of Financial Institutions, MD Office of the Commissioner of Financial Regulation, MI Department of Insurance and Financial Services, MS Department of Banking and Consumer Finance, MT Division of Banking & Financial Institutions, NE Department of Banking and Finance, NH Banking Department, NC Commission of Banks Office, NY Department of Financial Services, OH Division of Financial Institutions, OK Department of Consumer Credit, OR Department of Consumer and Business Services, PA Department of Banking and Securities, RI Department of Business Regulation, SC Board of Financial Institutions, TN Department of Financial Institutions, TX Department of Savings and Mortgage Lending, VT Department of Financial Regulation, VA Bureau of Financial Institutions, WI Department of Financial Institutions, WV Division of Financial Institutions. All Rates subject to change without notice. MLB, in no way, claims to represent or to conduct business on behalf of HUD or the Federal Government. EQUAL HOUSING LENDER

Power the Home. Lower the Payment. Build the Future.

- **FHA or Fannie Mae**
- Support borrowers with **limited savings**
- Borrowers can earn:
  - **FHA:** 3.5% **or** 5% towards down payment and/or closing costs
  - **FNMA:** Up to 3% towards closing costs*
- Brand new, fully owned solar system
  - **No** 2nd liens on solar, UCC filings, or third-party contracts
- Installed **after** closing
- **Broker or Non-Delegated Correspondent**



**Total interested party contribution max is 3%*

Helping Borrowers Keep More in Their Pockets

Key Benefits

- Upfront financial assistance available
- Reduced monthly utility costs through energy-efficient solar upgrades
- Improved long-term affordability and household financial stability



How Remarkable Power Up Helps

- Preserves post-closing liquidity
- Creates a financial buffer
- Supports long-term stability

Bottom Line:

Remarkable Power Up doesn't just help borrowers purchase a home; it helps them improve their overall financial position after closing.

The Future of Energy Costs: Why This Matters

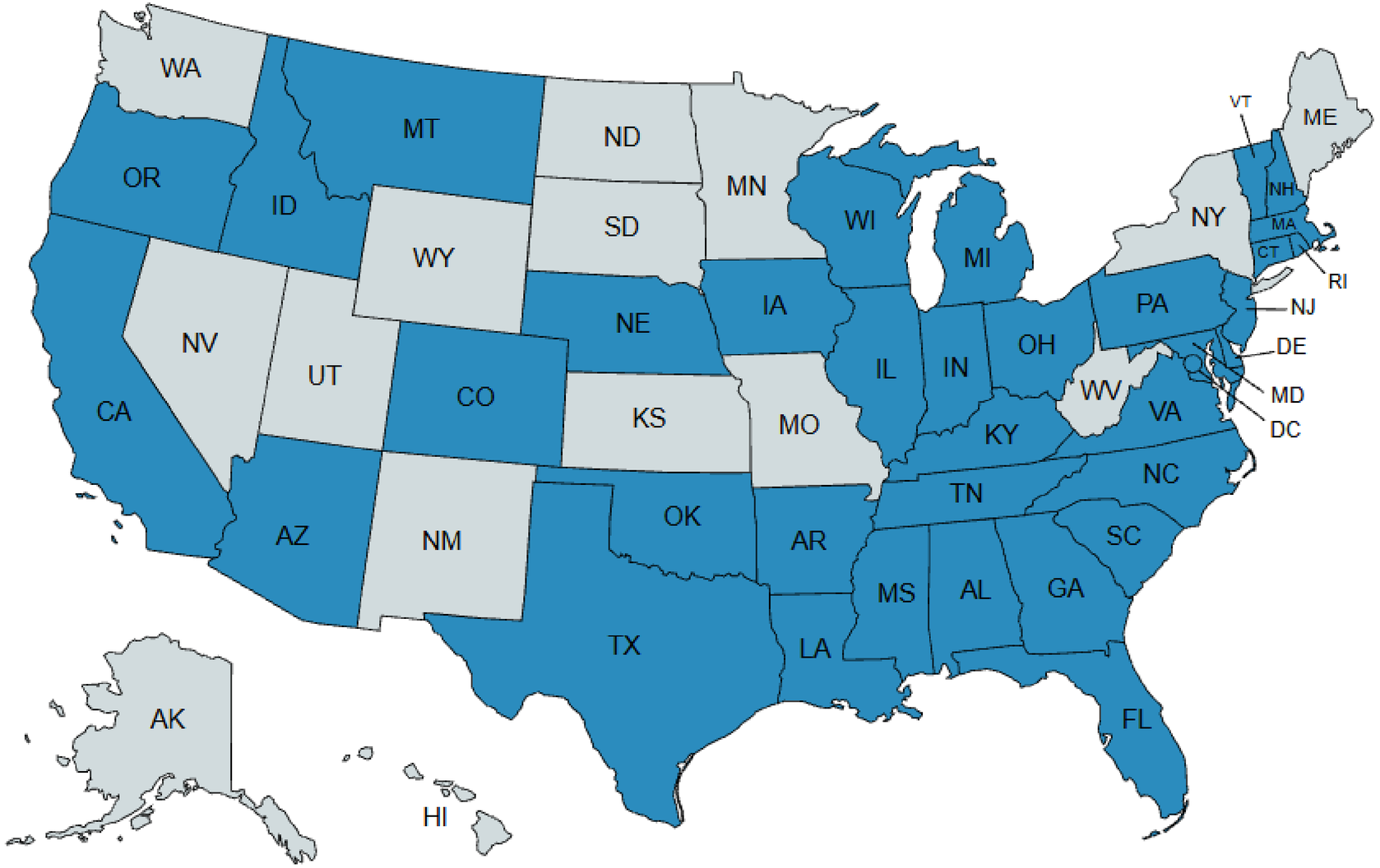
- AI Data Centers are driving **massive** electricity demand growth
- U.S. power demand expected to **surge** for the first time in decades
- Data centers could consume up to **9% of U.S. electricity by 2030**
- Electricity prices expected to **rise** as demand outpaces supply
- Grid strain + infrastructure upgrades = **high long-term costs**



Locking energy into a mortgage becomes a strategic advantage

Not Eligible:

- Alaska
- Hawaii
- Kansas
- Maine
- Minnesota
- Missouri
- New Mexico
- New York
- North Dakota
- South Dakota
- Utah
- Washington
- West Virginia
- Wyoming



BASIC LOAN REQUIREMENTS

To Qualify for the Remarkable Power Up:

- Minimum Credit Score: **620**
- **FHA or Fannie Mae**
- **FHA:** Solar Cost ≤ 20% of property value
- **FNMA:** Solar Cost ≤ 15% of as completed value
- **System must be new (cannot pay off existing)**
- **Borrower must qualify on the total loan amount**



PROGRAM SPECIFICATIONS

Eligible Loan Terms
- 25 and 30 year fixed

Transaction Types
- Purchase
- Rate/Term Refinance

Maximum LTV:
- **FHA:** Up to 120% (includes solar cost)
- **FNMA:** Up to 97%
  - (2-4 units) Over 80% LTV requires a **5%** minimum borrower contribution

DTI:
- Per AUS findings

AUS requirement:

FHA: Approve/Ineligible
FNMA: Approve/Eligible

Seller Concessions:

- Max 6% (FHA)

Eligible Property Types:

- Primary Residence (1-4 units)*
- Manufactured Homes
  - Singlewide or Multi-Width
- Townhomes**
- Planned Unit Developments (PUDs)

**One utility meter per residence*

***Must be fee simple with no HOA restrictions*

If a property has existing panels, additional new panels must be added. Existing panels cannot have any UCC filings or liens.

BORROWER ASSISTANCE

arcasa

Borrower Eligibility
- 620+ credit
- **FHA:** Up to 120% LTV (includes solar cost)
- **FNMA**: Up to 97% LTV
- Purchase or Rate & Term Refinance

Program Options
- **FHA:** 3.5% **or** 5% assistance
  - Structured as a Forgivable second (10-year, no payments, forgiven at post-close install)*
- **FNMA:** up to 3%** (IPC)
- **FHA:** Can be used towards down payment or closing costs
- **FNMA:** Can be applied towards closing costs

Energy Upgrade (Not Traditional Solar)
- Reduced-cost solar installed after closing
- Financed inside the FHA loan (Solar/Wind policy)*** or FNMA loan (Homestyle Refresh)
- No separate payments
- No liens, UCC filings, or third-party contracts

**HOI, Recording Fee & Title Insurance Policy fee*

***Total interested party contribution max is 3%*

****FHA Solar and Wind Technologies Program*

	Nationwide DPA $425K Home	FHA Remarkable Power Up Program $425K Home
Interest Rate	8.50%	7.50%
1st Mortgage Payment	$3,153	$2,867*
2nd Mortgage Payment	$105	$0 ▼
Total P&I Payment	$3,258	$2,867 ▼
Utility Savings	$0	$105 ▲

The monthly payment with the Remarkable Power Up Program is **$391 less per month,** and that **doesn't** include the monthly utility savings

**Includes Solar cost*

LOAN AMOUNT CALCULATION

Purchase base loan amount = **96.5% (FHA)** or **97% (FNMA)**

Rate/Term base loan amount = **97.75% (FHA)** or **97% (FNMA)**

Add the lesser of:

- **Solar System** or
- **20% of property value**

FHA Upfront MIP calculated on **the total loan amount**

Borrower/s qualify based on **the full loan amount with solar**

Tax Credits **ARE** allowed

FHA only: Appraisal must **NOT** include the solar value (Only Home Value)



FHA LOAN AMOUNT CALCULATION EXAMPLE

Purchase Price: $325,000

Base FHA Loan Amount (96.5%): $313,625

Solar System Cost: $35,000

Total Loan before MIP: $348,625

Upfront MIP (1.75%): $6,101.94

Final Loan Amount: $354,726.94

FNMA LOAN AMOUNT CALCULATION EXAMPLE

Purchase Price: $325,000

Solar System Cost: $35,000

Purchase + Solar: $360,000

97% Loan to Value: $349,200

Appraised Value must be ≥ $360,000

Appraisal Ordering

FHA: Your Appraisal Management Company (AMC) of choice

FNMA: https://ids.classvaluation.com/Account/Login

For FHA, select **Uniform Residential Appraisal (FNMA 1004)** as the form/type.

- *On FHA, the appraisal must reflect **home value only**. The appraiser should comment on solar, but solar is excluded from the appraised value.*

For FNMA, must be ordered with Class Valuation. *(Reach out to clientsignup@classvaluation.com for access)*

- *On FNMA, the appraiser must include the solar system in the home value.*
- *Select **1004 (Green)** as the product type.*

Getting Started

1. **Loan Officer issues a pre-approval for an FHA/FNMA purchase or refinance**
   - *See possible solar savings at Project Sunroof*
2. **LO completes the Arcasa Lead Form in the Arcasa portal**
   - *Reach out to clientservices@mlbmortgage.com if an Arcasa account is needed*
3. **Arcasa provides the Selected Scenario Document within the Arcasa portal**
4. **LO adds the cost of solar to the loan amount**
5. **LO registers the loan with MLB**

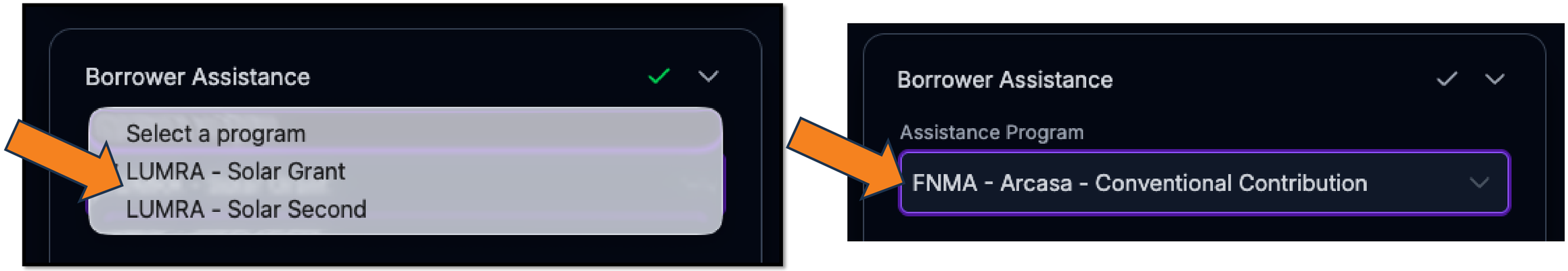


ARCASA Lead Creation

When submitting a lead within the Arcasa portal:

FHA: Select **LUMRA – Solar Second** as the Borrower Assistance type.

FNMA: Select **FNMA – Arcasa - Conventional Contribution** as the Borrower Assistance type.

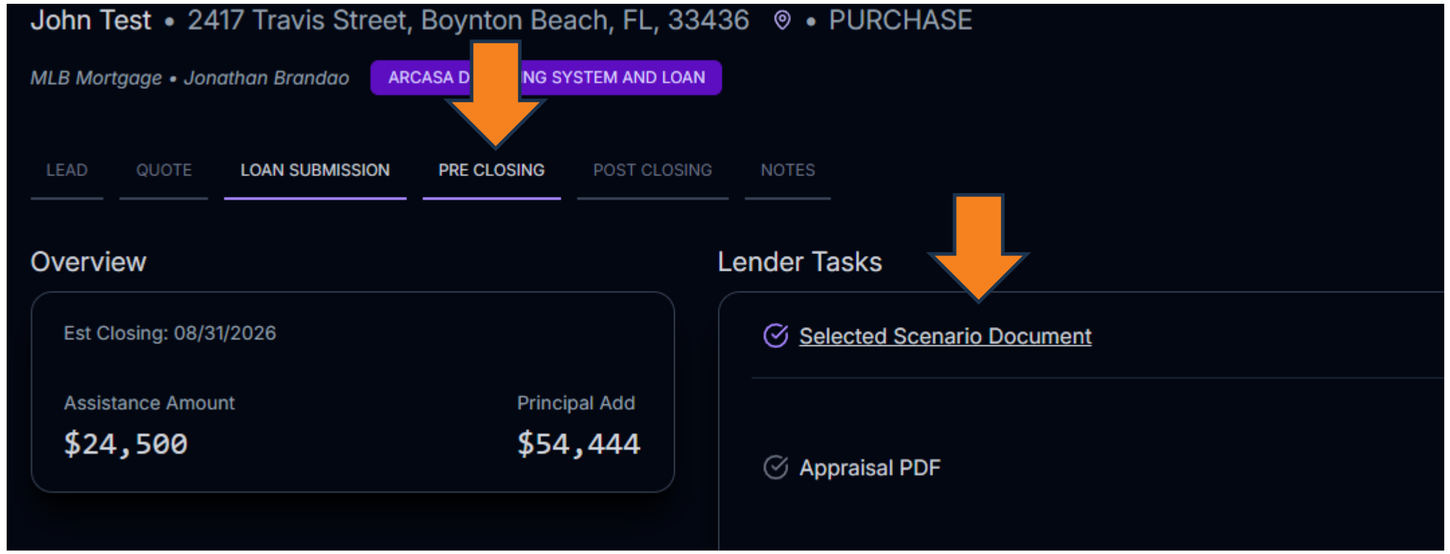


Loan Submission Requirement

Arcasa Selected Scenario Document required at initial submission:
Available in the Arcasa portal after lead submission

Available under the **Pre-Closing tab** in the Arcasa portal

Click on **Selected Scenario Document**, and it will automatically download to your computer



Program Names

- FHA Remarkable Power Up Fixed 3.5%
- FHA Remarkable Power Up Fixed 5%
- FNMA Remarkable Power Up 3%



If using the silent second option, the MLB team will set up:

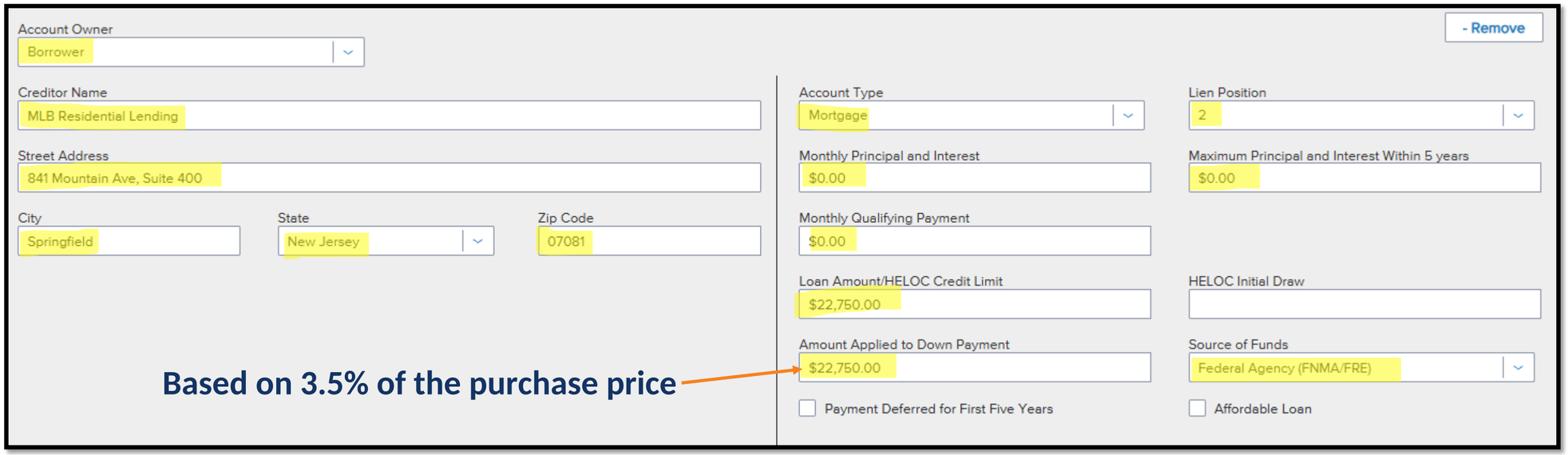
- MLB – Remarkable Power Up – 2nd

HOW TO ENTER THE FHA ASSISTANCE IN TPO PORTAL

- Enter the following details:
  - Creditor Name: **MLB Residential Lending**
  - Account Type: **Mortgage**
  - Lien Position: **2**
  - Source of Funds: **Federal Agency (FNMA/FRE)**
  - Loan Amount: **3.5% or 5% of the purchase price or home value**

- Click **SAVE** and continue with the loan submission



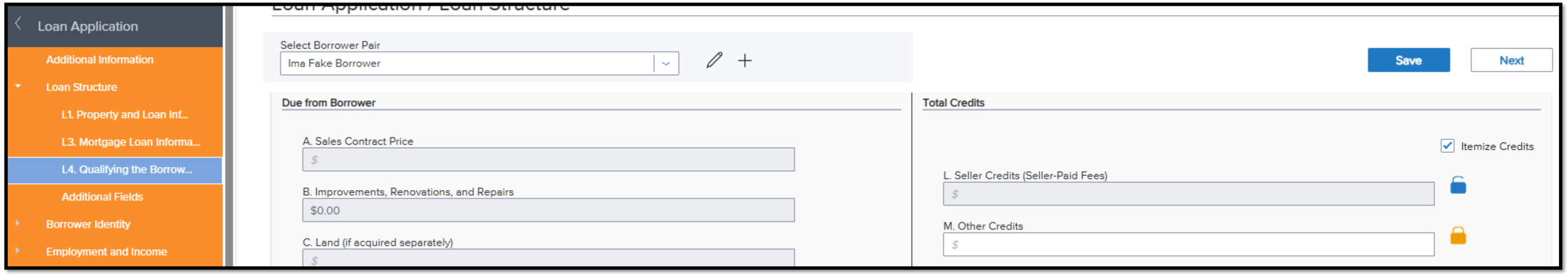


HOW TO ENTER THE FNMA ASSISTANCE IN TPO PORTAL

- Go to **Loan Structure**
- **L4. Qualifying the Borrower**
- Then **Section M. Other Credits**
  - *Click on the lock icon to unlock the field (if locked)*
- Enter the dollar amount of assistance (up to 3%)

- Click **SAVE** and continue with the loan submission





Escrow & Funding

MLB establishes the escrow for solar improvements (not the title or escrow company)

50% of funds are released to the solar contractor at closing via ACH

Installation is completed post-closing and must be finished within 120 days

Inspection & Completion

A $300 final inspection fee is escrowed and disclosed on the LE

Once installation is complete:

- The contractor notifies MLB Client Services
- MLB orders the final inspection through the AMC
- Upon acceptable inspection, the remaining 50% is released via ACH*

**Any unused escrow funds are applied as a principal reduction*

FREQUENTLY ASKED QUESTIONS



Q: What are the program options?
A: **FHA**: 3.5% or 5% forgivable second; **FNMA**: Up to 3% toward closing costs.

Q: Can you go over FHA or FNMA loan limits for Solar?
A: Yes, as long as the base loan amount, without solar, does not exceed county limits.

Q: Can you refinance a home with MLB Remarkable Power Up?
A: Yes. FHA or FNMA rate/term refinances are permitted.

Q: Is TBD permitted?
A: TBD is **not** permitted

Q: Will there be any additional liens on my property?
A: On FHA, there is a forgivable DPA 2nd lien. There are no additional liens related to the solar. A mechanics lien will **NOT** be placed on the property, based on FHA guidelines.

Q: Does the appraisal include solar value?
A: On FHA, the appraisal must reflect **home value only**. The appraiser should comment on solar, but solar is excluded from the appraised value. For FNMA, the solar **must** be included in the home's appraised value.

FREQUENTLY ASKED QUESTIONS

Q: Do we need confirmation of wire Instructions prior to DPA funds disbursement?

A: Yes, MLB to confirm the settlement agents/title companies' wire instructions prior to the DPA funds being requested

Q: How long until closing can be scheduled?

A: Minimum 48-hour scheduling for closing



ARCASA RESOURCES

Reach out to the Arcasa team

Phone: (833)-789-0057

Submit your Arcasa borrower lead here

Review MLB's Program Eligibility Guidelines

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www.MLBWholesale.com

Call or Text:
(973) 564-0866



@mlbwholesale

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