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North Carolina Housing Finance Agency

ADDENDUM #1

Request for Proposal #: 2026-05

TBA Execution, Hedging, and MBS Services for the NC Home Advantage Mortgage™ Program

Date of Addendum: June 1, 2026

Date of RFP: May 15, 2026

Direct all inquiries concerning this RFP to:

TBA_RFP2026@nchfa.com

SECTION 6: PROPOSAL CONTENTS, D. Pricing Exhibit (Sample Rate Sheet) is deleted in its entirety and replaced with the following:

D. Pricing Exhibit (Sample Rate Sheet)

A sample daily rate sheet must include mortgage pricing for FHA/VA/USDA loans and conventional (Fannie Mae and Freddie Mac) loans. Please provide data as of June 8, 2026, 9am ET, using the following assumptions:

- Mortgage loan rates ranging from 5.50% to 7.50%, in .125% increments.
- 3% DPA and 0% DPA options. Assume the 3% will be funded from MBS premium.
- SRP provided by the Master Servicer as follows:

	Servicing Fee	Servicing Release Premium (SRP)
GNMA	0.190%	(0.25%)
GNMA	0.315%	0.85%
GNMA	0.440%	1.20%
GNMA	0.565%	1.55%
FNMA/FHLMC	0.250%	1.00%

- 1% origination fee paid by the borrower and retained by the originating lender.
- 1.5% lender compensation to be paid from the SRP/MBS premium.
- Buyup/Buydown grids for June 2026 should be applied.
- Provide both proposed TBA settle price and payup to be received by NCHFA for each loan rate and each DPA option.
- Indicate any other fee charged or deducted from MBS pricing.
- Provide a calculation of the gain/loss applicable to NCHFA for each loan rate and each DPA option, based on the assumptions above.
- Describe any provisions for extensions.