Home Loan Program Corporation

MORTGAGE ORIGINATION PROGRAM

HOME LOANS Especially for UC Faculty
Why Choose MOP?

**MOP Loans**

- Personalized service by UC Loan Representatives whose goals are to assist in faculty recruitment and retention
- No Points or Lender Fees
- No Private Mortgage Insurance (PMI) is required for any MOP loan
- Maximum qualifying mortgage payment-to-income ratio is 40%
- Maximum qualifying overall debt-to-income ratio is 48%
- No impounds required
- No prepayment penalty, teaser rate, or negative amortization
- Mortgage payments are made through payroll deduction

**Conventional Loans**

- Customer Service
- Fees
- PMI
- Down Payment
- Housing Ratio
- Impounds
- ARM Features
- Payments

**NOTE:** There is no one mortgage type which is uniformly advantageous for all borrowers. Potential applicants may want to explore other mortgage options to compare the respective features of available programs.

**PROGRAM OVERVIEW**

The Mortgage Origination Program (MOP) 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 provides first deed of trust loans with a one-year adjustable rate based upon an internal University index. The maximum repayment term is 30 years.

MOP is administered by the University of California Home Loan Program Corporation (UCHLP), located in Oakland, California. Questions regarding the Mortgage Origination Program should be directed to the Campus/Lab Housing Programs Representative or UCHLP.

**Eligibility Requirements**

Full-time University Appointees who are:
- members of the Academic Senate or hold an equivalent Title
- Senior Management Group employees
- eligible members of UC Hastings College of the Law

Each campus determines participation from the above group based on recruitment or retention needs.

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

Participant must not have owned a primary residence within the prior 12 months near work location.

Only for a single family residence (5 acreage limit) or a condominium.

Loan may not be used for construction financing.

Monthly payments are collected by payroll deduction.

Loans are not assumable.

Property must be the principal place of residence for the primary participant for the term of the loan.

Repayment in full is required six months after separation from the University (unless for University retirement or disability).
**How is the MOP Interest Rate Determined?**

The University maintains a working capital account (Short Term Investment Pool, or STIP) that is invested in a broad spectrum of investments with a maximum maturity of five years.

To determine the interest rate for MOP loans, the rate of return of STIP is calculated quarterly. The rate of return for the most recently available four quarters is averaged and an administrative fee of 0.25% is added. The minimum Standard Rate is 2.75% for loans funded on or after February 1, 2017.

This rate is used for new MOP loans as well as MOP loans due for their annual rate adjustment. The maximum annual rate adjustment for each loan is 1% (up or down) from the current rate. There is an interest rate cap of 10% over the starting rate, for loans made after January 1, 2014.

As shown on the chart to the right, loan rates for the MOP program have traditionally fluctuated less than most indices used by conventional lenders.

**Borrower Survey Responses** (97.3% very satisfied)

“I felt very fortunate to have received a UC Home Loan. The program allowed us to take advantage of this great opportunity. Without it, we may not have taken this position in California.”

“The loan process was a great experience for us. The staff made it clear, easy to understand and very quick. Thank you!”

“[Campus Representative] and [OLP Representative] were both very responsive and helpful throughout the process. Our sellers had multiple bids for the house, and one of the main reasons they chose us over the others was because our realtor convinced them how reliable and fast the UC MOP loan is. Thank you!”

“Great program. Made the difference between me being a homeowner and renting. I see it as a great perk of UC and it probably promotes good retention.”

**Mortgage Origination Program Interest Rate Compared to Conventional Lending Rates**

- **FIXED**: The fixed rate is the U.S. average of conventional 1st home loan mortgages for new home purchases (source: Federal Housing Finance Board).
- **ARM**: The ARM rate is the T-Bill rate, defined as the monthly average rate on the U.S. Treasury securities, adjusted to a constant maturity of one year, plus a 2.75% margin. The ARM rate shown does not reflect any teaser rate.
- **MOP**: The MOP Note rate is equal to the four quarter average of the rate of return of the University’s Short Term Investment Pool plus an administrative fee of 0.25%.

Since 2008, the MOP Note Rate has been under 5%

NOTE: This Program brochure is a general description of the Program and if there is a conflict between the Program brochure and the official Program policies, the Program policies will prevail.