



Encompass Support for 0% Interest Loans and Simple Interest Amortization
Related Forms List



Encompass Support for 0% Interest Loans and Simple Interest Amortization

Encompass now supports simple interest amortization for closed end loans (including calculations updates to handle simple interest payment schedules and simple Interest P&I payment) and 0% interest payment loans for lenders originating down payment assistance loans for affordable housing, for example Habitat for Humanity and state and local housing agencies. The supported options include control for how 0% loans are presented from a disclosures standpoint in the projected payments table. These loan options will still require Notes and Mortgages from the State Agencies, which include language around loan payment terms and forgiveness requirements. Concurrent with the release of Encompass 21.3, additional plan codes will be made available to support these documents.

This document is limited to providing information regarding form development and form updates that are part of the Encompass support for 0% Interest Loans and Simple Interest Amortization. Additional information related to this initiative may be found in the Encompass 21.3 release notes [here](#).

INVESTOR NAME	ICE MT PLAN CODE	DESCRIPTION	INVESTOR PLAN CODE	FORM NAME	FORM IDENTIFIER	RELEASE DATE TO PRODUCTION
#1131 – CBC Mortgage Agency	11310011	Chenoa FHA DPA Edge Forgivable 3.50% Second	CBCF30FDPAE3.5%	DPA Edge Forgivable Note 3.50%	P01530NOT	10/2021
	11310012	Chenoa FHA Edge Repayable 10 Yr Second	CBC10FFHAE	Uses Standard Agency Document(s)	N/A	10/2021
	11310013	Chenoa FHA DPA Edge Forgivable 5.00% Second	CBCF30FDPAE5%	DPA Edge Forgivable Note 5.00%	P01531NOT	10/2021
#0862 – Illinois Housing Development Authority	08620052	Opening Doors 5 Yr Forgivable w/HFA Preferred 1st	IHDAC5ODFFHFAP	Opening Doors Mortgage Note Opening Doors Second Mortgage Opening Doors Servicing Letter	IL01528NT IL01528DL I0862ILODSRV	10/2021
	08620053	Opening Doors 5 Yr Forgivable w/HFA Advantage 1st	IHDAC5ODFFHFAA	Opening Doors Mortgage Note Opening Doors Second Mortgage Opening Doors Servicing Letter	IL01528NT IL01528DL I0862ILODSRV	10/2021

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	08620054	Opening Doors 5 Yr Forgivable w/FHA 1st	IHDAC5ODFFHHA	Opening Doors Mortgage Note Opening Doors Second Mortgage Opening Doors Servicing Letter Award Letter Commitment for Down Payment Assistance Loan	IL01528NT IL01528DL I0862ILODSRV I0862ILFHAALTR I0862ILFHACDPA	10/2021
	08620055	Opening Doors 5 Yr Forgivable w/VA 1st	IHDAC5ODFFVA	Opening Doors Mortgage Note Opening Doors Second Mortgage Opening Doors Servicing Letter	IL01528NT IL01528DL I0862ILODSRV	10/2021
	08620056	Opening Doors 5 Yr Forgivable w/USDA 1st	IHDAC5ODFFRD	Opening Doors Mortgage Note Opening Doors Second Mortgage Opening Doors Servicing Letter	IL01528NT IL01528DL I0862ILODSRV	10/2021
	08620057	IHDAccess Forgivable 10 Yr w/HFA Preferred 1st	IHDAC10FFHFAP	Forgivable Mortgage Note Forgivable Second Mortgage Forgivable Servicing Letter	IL01525NT IL01525DL I0862ILFGSRV	10/2021
	08620058	IHDAccess Forgivable 10 Yr w/HFA Advantage 1st	IHDAC10FFHFAA	Forgivable Mortgage Note Forgivable Second Mortgage Forgivable Servicing Letter	IL01525NT IL01525DL I0862ILFGSRV	10/2021
	08620059	IHDAccess Forgivable 10 Yr w/FHA 1st	IHDAF10FF	Forgivable Mortgage Note Forgivable Second Mortgage Forgivable Servicing Letter Award Letter Commitment for Down Payment Assistance Loan	IL01525NT IL01525DL I0862ILFGSRV I0862ILFHAALTR I0862ILFHACDPA	10/2021
	08620060	IHDAccess Forgivable 10 Yr w/VA 1st	IHDAV10FF	Forgivable Mortgage Note Forgivable Second Mortgage Forgivable Servicing Letter	IL01525NT IL01525DL I0862ILFGSRV	10/2021
	08620061	IHDAccess Forgivable 10 Yr w/USDA 1st	IHDARD10FF	Forgivable Mortgage Note Forgivable Second Mortgage Forgivable Servicing Letter	IL01525NT IL01525DL I0862ILFGSRV	10/2021

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	08620062	IHDAccess Deferred 30 Yr w/HFA Preferred 1st	IHDAC30FDHFAP	Deferred Mortgage Note Deferred Second Mortgage Deferred Servicing Letter	IL01526NT IL01526DL I0862ILDFSRV	10/2021
	08620063	IHDAccess Deferred 30 Yr w/HFA Advantage 1st	IHDAC30FDHFAA	Deferred Mortgage Note Deferred Second Mortgage Deferred Servicing Letter	IL01526NT IL01526DL I0862ILDFSRV	10/2021
	08620064	IHDAccess Deferred 30 Yr w/FHA 1st	IHDAF30FD	Deferred Mortgage Note Deferred Second Mortgage Deferred Servicing Letter Award Letter Commitment for Down Payment Assistance Loan	IL01526NT IL01526DL I0862ILDFSRV I0862ILFHAALTR I0862ILFHACDPA	10/2021
	08620065	IHDAccess Deferred 30 Yr w/VA 1st	IHDAV30FD	Deferred Mortgage Note Deferred Second Mortgage Deferred Servicing Letter	IL01526NT IL01526DL I0862ILDFSRV	10/2021
	08620066	IHDAccess Deferred 30 Yr w/USDA 1st	IHDARD30FD	Deferred Mortgage Note Deferred Second Mortgage Deferred Servicing Letter	IL01526NT IL01526DL I0862ILDFSRV	10/2021
	08620067	IHDAccess Repayable 10 Yr w/HFA Preferred 1st	IHDAC10FRHFAP	Repayable Mortgage Note Repayable Second Mortgage	IL01527NT IL01527DL	10/2021
	08620068	IHDAccess Repayable 10 Yr w/HFA Advantage 1st	IHDAC10FRHFAA	Repayable Mortgage Note Repayable Second Mortgage	IL01527NT IL01527DL	10/2021
	08620069	IHDAccess Repayable 10 Yr w/FHA 1st	IHDAF10FR	Repayable Mortgage Note Repayable Second Mortgage Award Letter Commitment for Down Payment Assistance Loan	IL01527NT IL01527DL I0862ILFHAALTR I0862ILFHACDPA	10/2021
	08620070	IHDAccess Repayable 10 Yr w/VA 1st	IHDAV10FR	Repayable Mortgage Note Repayable Second Mortgage	IL01527NT IL01527DL	10/2021

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	08620071	IHDAccess Repayable 10 Yr w/USDA 1st	IHDARD10FR	Repayable Mortgage Note Repayable Second Mortgage	IL01527NT IL01527DL	10/2021
#0870 – Idaho Housing and Finance Association	08700025	Forgivable Second 7 Year Fixed	IDHFA7FDPA	Note (Forgivable Loan)	ID01529NT	TBD
#1013 – Rhode Island Housing and Mortgage Finance Corporation	10130026	10kDPA 0% Deferred 30 Yr Fixed	246B	10kDPA Promissory Note 10kDPA Second Mortgage and Security Agreement	RI01533NT RI01533DE	10/2021