



Correspondent Seller
Escrow Holdback Policy Update
May 13, 2015

Preferably, a property will be 100% complete when your loan is delivered to Impac for purchase; however, we recognize exceptions must be made. Impac will purchase loans subject to escrowed funds for completion of improvements post-closing provided the escrow meets our requirements.

Impac's Escrow Holdback Policy and Procedure is now posted to the Impac Mortgage Corp. website: <https://correspondent.impactmortgage.com/pages/forms-and-resources>

Note that the ability to close loans with escrow holdbacks will be limited to purchase transactions on conventional and FHA loans only. Escrow holdbacks will be permitted for owner occupied, second homes and non-owner occupied properties. **Impac must prior approve all requests for escrow holdbacks, including the loan transaction.** There must be no adverse effect to marketability due to the incomplete items. The postponed improvements cannot affect the livability, soundness or structural integrity of the property.

For conventional loans, you must ensure sufficient funds are withheld by the closing agent and the escrow completion funds are correctly documented on the HUD-1. To comply with GNMA requirements, Impac will hold and authorize disbursement of escrow holdback funds for FHA loans.

Impac thanks you for your patience and continued business.

If you have any questions, contact your salesperson or relationship manager at 888-850-0259 Option 1.