



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com

Responses to Questions | Request for Proposals: Post-Purchase Loan Quality Control & Servicing Quality Control

Updated January 29, 2025

NOTE: The text of Section (c) of Attachment A “Scope of Services: Post-Purchase Quality Control” should be replaced with the following text, which reflects the reduction in time in FNMA’s QC Cycle from 120 days to 90 days, which was effective September 1, 2023:

- c) Timing - The Post-Purchase QC process (selection, review, rebuttal, and reporting) must be completed within **90 days** from the month of the loan closing. With respect to loans insured by the Mortgage Insurance Fund (“MIF”), the 90-day period shall commence on the latest mortgage insurance effective date of the selected loans.

Example:

- Loans closed from May 1 - May 31
- Loan selection, review, and final reporting, including rebuttals by Senior Management, must be completed no later than August 31.

Q: What was MassHousing volume in dollar amount and the number of units for 2022, 2023 and 2024 as is pertains to the Post-Purchase QC as outlined in the RFP distributed on 1/6/25?

Loan Ct and Note Pur Prin Bal for 1st, 2nd, MIF, Other... and cyear

		Loan Ct	Note Pur Prin Bal
1st Mortgage	2022	1,089	327,277,339
	2023	2,166	699,644,020
	2024	1,834	593,461,530
	Summary	5,089	1,620,382,889
Subordinate Loan	2022	962	16,629,246
	2023	1,548	34,226,971
	2024	1,822	47,415,988
	Summary	4,332	98,272,204
Summary		9,421	1,718,655,093

A:

Q: Will we be provided credentials to necessary MassHousing systems to perform the scope of work as outline in said RFP?

A: It is our intent to grant targeted “inquiry access” (subject to any limits in our technology) to our systems to aid in efficient provision of loan file data to our QC provider.

Q: We created software that housing authorities/lenders subscribe to perform QC inhouse with their internal staff. Is this something you are interested in?

A: We are at this time interested in outsourcing and not doing this work in-house. If your company has vendors who use your software to provide outsourced QC services to entities like MHFA, you can alert them to the RFP.