This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER 10, 2026

DAC Bond

NEW ISSUE – Book-Entry-Only

Rating: Moody's "Aa1" (Expected)
See "RATING" herein

In the opinion of Skinner Fawcett LLP, Bond Counsel to the Idaho Housing and Finance Association, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2026 Series E Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986. Interest on the 2026 Series E Bonds is not a specific preference item for purposes of the federal alternative minimum tax. Bond Counsel notes that interest on the 2026 Series E Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. Interest on the 2026 Series F Bonds is not excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986. Bond Counsel is of the opinion that interest on the 2026 Series E/F Bonds is exempt from State of Idaho personal income taxes. Bond Counsel expresses no opinion regarding any other tax consequences relating to ownership or disposition of, or the amount, accrual or receipt of interest on, the 2026 Series E/F Bonds. See "LEGALITY AND TAX STATUS" herein.

$125,000,000*
IDAHO HOUSING AND FINANCE ASSOCIATION
Single Family Mortgage Bonds
$87,500,000* 2026 Series E (Non-AMT)
$37,500,000* 2026 Series F (Federally Taxable)

Dated/Delivery Date:	December 10, 2026*
Due:	January 1 and July 1, as shown on inside front cover
Interest Payment Dates:	Interest on the 2026 Series E/F Bonds is payable semiannually on January 1 and July 1 of each year, commencing on July 1, 2027*.
Interest Rates:	Interest on the 2026 Series E/F Bonds is payable at the rates as shown on the inside cover.
Redemption:	The 2026 Series E/F Bonds are subject to redemption prior to maturity, including optional and special redemption at par under certain circumstances, as described herein. See "DESCRIPTION OF THE 2026 SERIES E/F BONDS."
Denominations:	Individual purchases will be made in book-entry form only in the principal amount of $5,000 and integral multiples thereof.
Purpose:	The Issuer will use the proceeds of the 2026 Series E/F Bonds to (i) finance the purchase of, or a participation interest in, 2026 Series E/F MBS backed by 2026 Series E/F Mortgage Loans; (ii) pay a portion of the servicing release premium related to the 2026 Series E/F Mortgage Loans; (iii) make deposits in the Funds and Accounts required by the Indenture; and (iv) pay the costs of issuance of the 2026 Series E/F Bonds.
Security:	The 2026 Series E/F Bonds are special obligations of the Issuer, payable solely from and secured by the pledge pursuant to the Indenture of the revenues and assets derived from the proceeds of the Bonds, including the Mortgage Loans and MBS, the money received by the Issuer from the Mortgage Loans and MBS, and other revenues as provided in the Indenture, including the money and securities held in the Funds and Accounts created by the Indenture other than money and securities held in the Rebate Account, any Issuer Payment Account, the Bond Purchase Fund, and the Short-Term Bond Account, and the Rebate Requirement to be deposited in the Rebate Account. Neither the State of Idaho nor any political subdivision thereof is obligated to pay the 2026 Series E/F Bonds and neither the faith and credit nor the taxing power of the State of Idaho or of any political subdivision thereof is pledged to the payment of the principal or redemption price of or interest on the 2026 Series E/F Bonds. The Issuer has no taxing power. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS" and "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE."
Book-Entry Only System:	The 2026 Series E/F Bonds are issuable only as fully registered bonds without coupons and will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York.
Trustee:	Zions Bancorporation, National Association
Bond Counsel:	Skinner Fawcett LLP
Issuer's Counsel:	John R. McDevitt, Esq. of Skinner Fawcett LLP
Underwriters' Counsel:	Gilmore & Bell, P.C.
Additional Information:	Capitalized terms used but not defined on this cover page have the meanings assigned to them in the body of this Official Statement.

BofA Securities

Barclays **PNC Capital Markets LLC** **RBC Capital Markets**

D.A. Davidson & Co. **Raymond James** **Stifel** **Zions Bank**

Dated: _____, 2026

* Preliminary, subject to change.

MATURITY SCHEDULE

$125,000,000* Idaho Housing and Finance Association Single Family Mortgage Bonds

$87,500,000* 2026 Series E (Non-AMT)

$17,760,000* Serial Bonds

Maturity*	Amount*	Interest Rate	Price	CUSIP†
July 1, 2027	$540,000			45129Y ___
January 1, 2028	560,000			45129Y ___
July 1, 2028	580,000			45129Y ___
January 1, 2029	595,000			45129Y ___
July 1, 2029	610,000			45129Y ___
January 1, 2030	635,000			45129Y ___
July 1, 2030	650,000			45129Y ___
January 1, 2031	675,000			45129Y ___
July 1, 2031	695,000			45129Y ___
January 1, 2032	710,000			45129Y ___
July 1, 2032	735,000			45129Y ___
January 1, 2033	750,000			45129Y ___
July 1, 2033	780,000			45129Y ___
January 1, 2034	810,000			45129Y ___
July 1, 2034	825,000			45129Y ___
January 1, 2035	860,000			45129Y ___
July 1, 2035	875,000			45129Y ___
January 1, 2036	910,000			45129Y ___
July 1, 2036	930,000			45129Y ___
January 1, 2037	965,000			45129Y ___
July 1, 2037	995,000			45129Y ___
January 1, 2038	1,020,000			45129Y ___
July 1, 2038	1,055,000			45129Y ___

$7,045,000* _____% Term Bonds Due July 1, 2041* – Price _____% CUSIP†: 45129Y ___

$14,980,000* _____% Term Bonds Due July 1, 2046* – Price _____% CUSIP†: 45129Y ___

$25,120,000* _____% Term Bonds Due July 1, 2052* – Price _____% CUSIP†: 45129Y ___

$22,595,000* _____% Term Bonds Due July 1, 2056* – Price _____% CUSIP†: 45129Y ___

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* Preliminary; subject to change.

† CUSIP data herein is provided by the CUSIP Service Bureau of CUSIP Global Services, which is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Service Bureau database. CUSIP numbers have been assigned by an independent company not affiliated with the Issuer and are included solely for the convenience of the registered owners of the applicable 2026 Series E/F Bonds. None of the Issuer, the Underwriters, or the Trustee is responsible for the selection or use of the CUSIP numbers, nor is any representation made as to their correctness on the 2026 Series E/F Bonds or as indicated above.

$37,500,000* 2026 Series F (Federally Taxable)

$37,500,000* _____% "PAC" Term Bonds Due January 1, 2057* – Price _____% CUSIP†: 45129Y ___

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* Preliminary; subject to change.

† CUSIP data herein is provided by the CUSIP Service Bureau of CUSIP Global Services, which is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. This data is not intended to create a database and does not serve in any way as a substitute for the CUSIP Service Bureau database. CUSIP numbers have been assigned by an independent company not affiliated with the Issuer and are included solely for the convenience of the registered owners of the applicable 2026 Series E/F Bonds. None of the Issuer, the Underwriters, or the Trustee is responsible for the selection or use of the CUSIP numbers, nor is any representation made as to their correctness on the 2026 Series E/F Bonds or as indicated above.

No dealer, broker, salesperson or other person has been authorized by the Issuer or the Underwriters to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the 2026 Series E/F Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The information set forth herein has been obtained from the Issuer and other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness and is not to be construed as a representation by the Underwriters. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstance, create any implication that there has been no change in the affairs, financial condition or operations of the Issuer or any other parties described herein since the date as of which such information is presented. This Official Statement contains, in part, estimates and matters of opinion that are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions or that they will be realized.

The 2026 Series E/F Bonds have not been approved or disapproved by the Securities and Exchange Commission or any state securities commission nor has the Commission or any state securities commission passed upon the accuracy or adequacy of this Official Statement. Any representation to the contrary is a criminal offense.

This Official Statement contains statements relating to future results that are "forward looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "estimate," "forecast," "intend," "expect," "project," "budget," "plan" and similar expressions identify forward looking statements.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD LOOKING STATEMENTS. THE ISSUER DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD LOOKING STATEMENTS IF OR WHEN ITS EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED, OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the readers' convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

The Underwriters have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with, and as part of, their respective responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

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OFFICIAL STATEMENT

of

IDAHO HOUSING AND FINANCE ASSOCIATION

Relating to its

$87,500,000* Single Family Mortgage Bonds 2026 Series E (Non-AMT)

$37,500,000* Single Family Mortgage Bonds 2026 Series F (Federally Taxable)

This Official Statement (which includes the cover page and appendices hereto) of the Idaho Housing and Finance Association (the "Issuer") provides certain information in connection with the issuance and sale of the Issuer's $87,500,000* Single Family Mortgage Bonds, 2026 Series E (Non-AMT) (the "2026 Series E Bonds") and $37,500,000* Single Family Mortgage Bonds, 2026 Series F (Federally Taxable) (the "2026 Series F Bonds" and collectively with the 2026 Series E Bonds, the "2026 Series E/F Bonds").

The 2026 Series E/F Bonds will be issued pursuant to the Idaho Code, Title 67, Chapter 62, as amended (the "Act"), a General Indenture of Trust (the "General Indenture"), as heretofore amended and supplemented, dated as of July 1, 2019, between the Issuer and Zions Bancorporation, National Association, as trustee (the "Trustee"), and as further amended and supplemented by a 2026 Series E/F Indenture (the "2026 Series E/F Indenture" and together with the General Indenture, the "Indenture"), dated as of December 1, 2026, between the Issuer and the Trustee. The 2026 Series E/F Bonds, collectively, constitute a "Series" under the General Indenture.

The Issuer is issuing the 2026 Series E/F Bonds in furtherance of its Single Family Mortgage Program, to assist other state housing finance agencies under cooperative ventures pursuant to the Act between the Issuer and certain housing finance agencies in other states (each a "Cooperative Venture") to finance the purchase or servicing of housing by low income persons within the State of Idaho (the "State") or in another state whose housing finance agency is participating in a Cooperative Venture with the Issuer (the "Program"). The Issuer has previously issued bonds under the General Indenture. See "OUTSTANDING BONDS, AUXILIARY OBLIGATIONS, AND OTHER GENERAL OBLIGATIONS." The Issuer may issue additional series of bonds under the General Indenture and may incur additional Auxiliary Obligations upon satisfaction of the conditions set forth in the General Indenture. All bonds issued under the General Indenture are referred to herein as the "Bonds." Bonds and Auxiliary Obligations issued under the General Indenture are equally and ratably secured by the pledges and covenants contained therein with other Bonds and Auxiliary Obligations. The General Indenture and all supplemental indentures, including supplemental indentures providing for the issuance of Bonds (such as the 2026 Series E/F Indenture), are referred to herein collectively as the "Indenture."

All capitalized terms used in this Official Statement that are defined in the Indenture shall have the respective meanings set forth in the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Definitions of Certain Terms." The references to and summaries and descriptions of the Act, the Indenture, the Bonds and the Program, the other statutes, instruments and documents which are included in this Official Statement do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entireties by references to the appropriate statute, instrument or document.

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* Preliminary; subject to change.

INTRODUCTION

In 1972 the Issuer was created by the Act, as an independent public body corporate and politic, in order to assure an adequate source of capital for housing for low income persons who otherwise could not afford decent, safe and sanitary housing.

The 2026 Series E/F Bonds are being issued to provide money to finance or reimburse the Issuer's operations for the Program. See "FINANCING PLAN."

The 2026 Series E/F Bonds will be dated their date of delivery, will bear interest from such date at the rates and will mature in the amounts and on the dates set forth on the inside cover of this Official Statement. See "DESCRIPTION OF THE 2026 SERIES E/F BONDS."

The 2026 Series E/F Bonds are special obligations of the Issuer, payable solely from and secured by the pledge pursuant to the Indenture of the revenues and assets derived from the proceeds of the Bonds, including the Mortgage Loans and MBS, the money received by the Issuer from the Mortgage Loans and MBS and other revenues as provided in the Indenture and the money and securities held in the Funds and Accounts created by the Indenture other than money and securities held in the Rebate Account, any Issuer Payment Account, the Bond Purchase Fund, and the Short-Term Bond Account, and the Rebate Requirement to be deposited in the Rebate Account. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS." All Bonds and Auxiliary Obligations will be secured equally and ratably by the pledge and covenants contained in the Indenture.

Neither the State nor any political subdivision thereof is obligated to pay the Bonds and neither the faith and credit nor the taxing power of the State or any political subdivision thereof is pledged to the payment of the principal or redemption price of or interest on the Bonds. The Issuer has no taxing power.

In addition to the Program, the Issuer is authorized under the Act to engage in certain other activities. See "IDAHO HOUSING AND FINANCE ASSOCIATION" for a description of the Issuer's single family and multifamily programs implemented prior to the date hereof. The proceeds of the Bonds may not be used to finance any activities of the Issuer other than the Program.

CONTINUING DISCLOSURE

The Issuer has covenanted for the benefit of the Holders and Beneficial Owners of the 2026 Series E/F Bonds to provide certain financial information and operating data relating to the Issuer not later than 270 days following the end of the Issuer's fiscal year, commencing with a report for the Issuer's fiscal year ending June 30, 2027 (the "Annual Bond Disclosure Report"), and to provide notices of the occurrence of certain enumerated events, if material. The Annual Bond Disclosure Report and the notices of material events will be filed with the Municipal Securities Rulemaking Board. The filing of the Annual Bond Disclosure Report or notices of material events with the Municipal Securities Rulemaking Board may be made solely by transmitting such filing to the Municipal Securities Rulemaking Board pursuant to its Electronic Municipal Market Access ("EMMA") system as provided at www.emma.msrb.org. The specific nature of the information to be contained in the Annual Bond Disclosure Report and the notices of material events is summarized herein. See "SUMMARY OF CERTAIN PROVISIONS OF THE CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriters in complying with S.E.C. Rule 15c2-12(b)(5).

The Issuer reports that State audited financial statements for the State fiscal years ending June 30, 2024 and June 30, 2025 were not finalized by the State and made available to the Issuer to file by December 31, 2024 and March 27, 2025 and December 31, 2025 and March 27, 2026, respectively, as required by the respective continuing disclosure agreements related to certain of the Issuer's GARVEE and TECM bonds. Notices regarding such failures to file have been posted on EMMA and such financial statements were made available to the Issuer and filed in September 2025 and May 2026, respectively.

IDAHO HOUSING AND FINANCE ASSOCIATION

The Issuer, an independent public body corporate and politic, was created by the Idaho Legislature under the provisions of the Act. The Act empowers the Issuer, among other things, to issue notes and bonds in furtherance of its purpose of providing safe and sanitary housing for persons and families of low income residing in the State of Idaho, and, in addition, to coordinate and encourage cooperation among private enterprise and State and local governments to sponsor, build, and rehabilitate residential housing for such persons and families.

The Issuer is governed by seven Commissioners, appointed for alternating four-year terms by the Governor of the State, one of whom is selected Chairman by the Governor. The Act requires that preference shall be given to persons representing persons of low income and to persons with experience in the fields of mortgage lending, banking, finance, real estate or home building. The Issuer's Commissioners are as follows:

Name	Position	Term Expires	Employment
Steven R. Keen	Chairman	July 1, 2030	Retired Sr. Vice President, CFO and Treasurer, Idaho Power, and Vice President and Treasurer, IdaCorp., Boise, Idaho
Mark P. Dunham	Vice Chairman	July 1, 2028	Retired Real Estate/Government Relations Consultant, Boise, Idaho
Nancy K. Vannorsdel	Secretary-Treasurer	July 1, 2028	Finance/Community Leader, Boise, Idaho
Scot M. Ludwig	Commissioner	July 1, 2028	Managing partner, Ludwig Shoufler Miller Johnson, LLP, Boise, Idaho
Jeffrey G. Nesset	Commissioner	July 1, 2030	Senior Vice President, Financial Advisor, D.A. Davidson & Co., Lewiston, Idaho
Tracy G. Silver	Commissioner	July 1, 2028	Retired U.S. Bank Wealth Management Division Director (Idaho & Washington), Melba, Idaho
Jack L. Hetherington	Commissioner	July 1, 2027	Retired Northwest Farm Credit Services Executive, Boise, Idaho

The Act designates as advisors to the Issuer's Board of Commissioners the Governor, Brad Little; the State Treasurer, Julie Ellsworth; the State Controller, Brandon D. Woolf; and the Administrator of the Division of Financial Management, Lori Wolff. In addition, the Idaho State Legislature, through its legislative council, appoints advisors to the Issuer's Board of Commissioners. These members consist of two from each of the majority and minority parties and serve in a nonvoting, advisory capacity. Each Commissioner holds office until a successor has been appointed.

Staff

Principal staff officers of the Issuer responsible for the Issuer's bond issues to finance the Program are the President and Executive Director, Gerald M. Hunter; the Chief Financial Officer, John Chung; and the Executive Vice President of Lending, Chuck Kracht.

Gerald M. Hunter joined the Issuer in September 1986 as Director of Finance, in September 1989 was promoted to Chief Operating Officer and in July 1998 was promoted to President and Executive Director. His prior background includes positions as an Officer/Shareholder for a financial and real estate service company, Treasurer and Operations Vice President for a savings and loan association and experience with a major international accounting firm as a Certified Public Accountant. Additionally, Mr. Hunter has held a faculty membership with an accredited business school where he instructed finance curriculum. Mr. Hunter holds a Bachelor of Arts and Master of Business Administration Degrees from the University of Utah.

John Chung joined the Issuer in July 2019 as the Chief Financial Officer. Prior to IHFA, Mr. Chung was a Director at the Illinois Housing Development Authority since February 2012. His capital markets experience also includes 19 years in the private sector at firms such as Standard & Poor's, Lehman Brothers, GE Capital, Bank of America, and ABN Amro Bank where he structured and insured securitized fixed income securities backed by various assets. He also served as an adjunct professor of finance in the MBA program at DePaul University in Chicago for eight years. Mr. Chung holds a Bachelor of Arts in economics from Rutgers College and a Master of Business Administration in finance from New York University.

Chuck Kracht joined the Issuer in 2018 as the Director of Loan Servicing. In his current role as Executive Vice President of Lending, Mr. Kracht oversees the servicing operations of the loan portfolio across eight states. He also leads the correspondent lending channel, the retail and wholesale lending groups, and fulfillment. Prior to joining IHFA, Chuck spent 20 years working first in origination for a savings and loan association and later in servicing with Specialized Loan Servicing and Aurora Loan Services. He currently serves on the Loan Administration Committee for the Mortgage Bankers Association and is a member of Fannie Mae's Risk Advisory Board. Mr. Kracht holds a degree in Business Administration from Sam Houston State University.

The Issuer's staff consists of approximately 501 people. The office of the Issuer is located at 565 West Myrtle Street, Boise, Idaho 83702.

John R. McDevitt, Esquire, of Skinner Fawcett LLP, Boise, Idaho, serves as general counsel to the Issuer. In addition, Skinner Fawcett LLP serves as bond counsel to the Issuer.

Outstanding Indebtedness and Other Programs of the Issuer

The Issuer is active in various housing programs in the State. It has provided long-term mortgage financing for multifamily housing projects, financing of single family mortgages, financing for home improvement loans for single family dwellings and construction loans for multifamily projects, has provided financing for various facilities for nonprofit corporations in Idaho and has provided financing for the Idaho Transportation Department for the financing of Idaho highways.

As of September 30, 2026, the Issuer has issued bonds to provide permanent financing for approximately 8,338 dwelling units in 109 multifamily developments and has purchased approximately 541,199 mortgage loans secured by single-family homes.

The Issuer is self-supporting. The costs of the Issuer are paid from fees for administering housing subsidy programs and from fees and interest earnings on the financing of the housing programs, nonprofit facilities and highway projects.

The Issuer has under consideration the sale of additional bonds to finance its various programs.

Down Payment Assistance

In connection with certain mortgage loans originated by Mortgage Lenders under the Program, the Issuer offers down payment assistance ("DPA") to eligible borrowers to apply towards closing costs and/or down payment expenses. DPA is secured by a second mortgage lien and is made by the Issuer concurrently with the first mortgage loan. Such second mortgage loan is fully amortized over 15 years and bears interest at a rate of 2.00% greater than the interest rate on the related first mortgage loan. Borrowers eligible for DPA are required to contribute at least $500 of their own funds toward the transaction, and the remaining closing costs and/or down payment expenses can be financed through DPA. The Issuer reserves the right to change, suspend, or discontinue DPA at any time and at its sole discretion.

No proceeds of the 2026 Series E/F Bonds are being used to fund DPA.

Refinancing

The Idaho statutes authorize the Issuer to refinance existing single-family loans (including Mortgage Loans). The Issuer continually evaluates all of its existing programs and the addition or development of new programs, including new refinancing programs for Mortgage Loans that may be purchased, acquired, or financed with proceeds of Bonds.

Mortgage Loan Origination Experience

The Issuer has established a policy of making funds available for commitment reservations on a first-come first-served basis. As of the date of this Official Statement, substantially all of the funds available under each active single family program of the Issuer have been reserved for individual mortgage loan applicants.

Issuer Delinquency Experience

The delinquencies experienced with respect to the Issuer's Program as a whole (all mortgage loans relating to Bonds issued under the General Indenture and all other mortgage loans originated, acquired, or serviced by the Issuer under the Program) on average for each quarter, beginning in 2023, are as set forth in the table below. The Issuer is currently servicing all new mortgage loans originated under the Program within the Issuer's loan servicing department.

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Idaho Housing and Finance Association
Delinquency Statistics[1] [2]

Quarter	Loan Balance Outstanding	Loans Outstanding	60 Days Delinquent		90 Days Delinquent		Foreclosures	
			Loans	% of Total Outstanding	Loans	% of Total Outstanding	Loans	% of Total Outstanding
1st 2023	$26,896,031,000	222,041	1,560	0.70%	3,203	1.44%	1,139	0.51%
2nd 2023	$27,727,642,000	227,575	2,057	0.90%	3,394	1.49%	1,100	0.48%
3rd 2023	$29,893,633,000	241,187	2,479	1.03%	4,252	1.76%	1,041	0.43%
4th 2023	$31,118,419,000	249,286	3,266	1.31%	4,273	1.71%	1,107	0.44%
1st 2024	$32,112,588,000	255,803	2,297	0.90%	3,559	1.39%	1,137	0.44%
2nd 2024	$33,175,633,000	261,305	3,110	1.19%	3,151	1.21%	1,232	0.47%
3rd 2024	$34,451,660,000	267,851	3,236	1.21%	4,067	1.52%	1,482	0.55%
4th 2024	$35,599,439,000	273,455	3,458	1.26%	4,957	1.81%	1,589	0.58%
1st 2025	$36,787,318,000	278,868	2,451	0.87%	4,315	1.55%	1,774	0.63%
2nd 2025	$37,832,459,000	282,770	3,018	1.07%	4,413	1.56%	1,723	0.61%
3rd 2025	$39,123,178,000	288,411	3,292	1.14%	5,119	1.77%	1,918	0.67%
4th 2025	$39,988,119,000	292,053	3,162	1.08%	6,976	2.39%	2,407	0.82%
1st 2026	$40,849,850,000	295,723	1,848	0.62%	7,760	2.62%	3,143	1.06%
2nd 2026	$41,781,123,000	298,995	2,512	0.84%	7,629	2.55%	3,450	1.15%
3rd 2026	$42,947,222,000	303,854	2,799	0.92%	8,207	2.70%	3,669	1.21%

[1] Data include statistics for mortgage loans purchased from the proceeds of prior single family bond issues and from proceeds of other single family programs of the Issuer and includes mortgage loans underlying mortgage backed securities.
[2] Any payment more than 30 days late is considered delinquent.

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FINANCING PLAN

Use of Proceeds of 2026 Series E/F Bonds

A portion of the proceeds of the 2026 Series E Bonds and the 2026 Series F Bonds shall be used to (i) finance the purchase of, or a participation interest in, MBS (the "2026 Series E/F MBS") backed by 2026 Series E/F Mortgage Loans (defined below); (ii) pay a portion of the servicing release premium related to the 2026 Series E/F Mortgage Loans; (iii) make deposits in the Funds and Accounts required by the Indenture; and (iv) pay the costs of issuance of the 2026 Series E/F Bonds.

It is anticipated that the 2026 Series E/F MBS will entirely consist of mortgage-backed certificates guaranteed as to timely payment of principal and interest by the Government National Mortgage Association ("Ginnie Mae"), the Federal National Mortgage Association ("Fannie Mae"), or the Federal Home Loan Mortgage Corporation ("Freddie Mac"). See "APPENDIX C – GINNIE MAE CERTIFICATES" for a description of the Ginnie Mae program, "APPENDIX D – FANNIE MAE MORTGAGE-BACKED SECURITIES PROGRAM" for a description of the Fannie Mae program, and "APPENDIX E – FREDDIE MAC MORTGAGE-BACKED SECURITIES PROGRAM" for a description of the Freddie Mac program.

The 2026 Series E/F MBS will be backed by pools of Mortgage Loans or other mortgage loans that have been or will be made by participating lenders or other lenders to qualified borrowers to finance the purchase of single-family residential housing located in the State (the "2026 Series E/F Mortgage Loans"). The 2026 Series E/F Mortgage Loans will have fixed interest rates for the life of the loan and will be secured by mortgages constituting first liens on single family, owner-occupied housing and are or will be, when purchased in whole or in part by the Issuer, with respect to Ginnie Mae Certificates and a potential portion of Fannie Mae Certificates and Freddie Mac Certificates backed by 2026 Series E/F Mortgage Loans, insured by the Federal Housing Administration ("FHA"), or guaranteed by the Department of Veterans Affairs ("VA") or the Rural Housing and Community Development Service of the Department of Agriculture (formerly Farmers Home Administration). However, it is anticipated that the 2026 Series E/F Mortgage Loans backing the Fannie Mae Certificates and the Freddie Mac Certificates will primarily be conventional (not federally insured or guaranteed) mortgage loans having fixed interest rates for the life of the loan and will be secured by mortgages constituting first liens on single family, owner-occupied housing. See "SOURCES AND USES OF FUNDS."

A portion of the proceeds of the 2026 Series E Bonds may be used to finance or reimburse the Issuer for the purchase of the 2026 Series E/F MBS backed by 2026 Series E/F Mortgage Loans that will also be financed in part from proceeds of other Bonds issued under the Indenture or other bonds issued by the Issuer, and a portion of the proceeds of the 2026 Series E Bonds may be used to finance or reimburse the Issuer for the purchase of other MBS (not constituting 2026 Series E/F MBS) backed by Mortgage Loans (not constituting 2026 Series E/F Mortgage Loans) that will also be financed in part from proceeds of other Bonds issued under the Indenture or other bonds issued by the Issuer. Upon repayment of such 2026 Series E/F Mortgage Loans financed in part from proceeds of the other bond issue (after pooling and securitizing such 2026 Series E/F Mortgage Loans as a guaranteed mortgage security), a designated portion of the principal payments will be allocated to the repayment of the 2026 Series E Bonds with the balance of the principal payments being allocated to the other bond issue that financed a portion of such 2026 Series E/F Mortgage Loans. A ratable (or other) portion of the interest payments with respect to such a loan may be allocated to the 2026 Series E Bonds, but it is anticipated that in fact no interest ("zero interest") will be allocated to the repayment of the 2026 Series E Bonds. Upon repayment of the Mortgage Loans not constituting 2026 Series E/F Mortgage Loans (after pooling and securitizing such Mortgage Loans as a guaranteed mortgage security), a designated portion of the principal payments will be allocated to the repayment of the 2026 Series E Bonds with the balance of the principal payments being allocated to the other bond issue that financed a portion of such Mortgage Loans. It is anticipated that 100% of the interest payments with respect to such a loan will be allocated to the repayment of the 2026 Series E Bonds.

DESCRIPTION OF THE 2026 SERIES E/F BONDS

General Terms

The 2026 Series E/F Bonds will be dated their date of delivery, will bear interest from such date at the rates and will mature in the amounts and on the dates set forth on the inside cover of this Official Statement. Interest on the 2026 Series E/F Bonds is payable on January 1 and July 1 of each year, commencing on July 1, 2027*. The 2026 Series E/F Bonds will be issuable only as fully registered bonds in denominations of $5,000 or any integral multiple thereof. Interest on the 2026 Series E/F Bonds will be calculated on the basis of a 360-day year of twelve 30-day months.

Special Redemption

Special Redemption of 2026 Series E Bonds with Unexpended Proceeds. The 2026 Series E Bonds are subject to redemption prior to their respective maturities, as a whole or in part at a Redemption Price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium, at any time from amounts equal to moneys transferred from unexpended proceeds of the 2026 Series E Bonds in the 2026 Series E/F Subaccount of the Acquisition Account or from any other source as needed to pay the Redemption Price plus accrued interest to the date of redemption to the 2026 Series E Subaccount of the Redemption Fund. The Indenture requires that the Trustee so transfer amounts representing proceeds of the 2026 Series E Bonds equal to $250,000 or more which are not used to purchase 2026 Series E/F MBS and remain on deposit in the 2026 Series E/F Subaccount of the Acquisition Account pursuant to an Issuer Request filed with the Trustee stating that the Issuer no longer reasonably expects to apply the amount to be transferred for any such purpose. Such amounts that are not expended by November 1, 2029* are to be transferred not later than December 1, 2029* for the redemption of the 2026 Series E Bonds. Notwithstanding the foregoing, the Issuer may extend such outside date for the redemption of the 2026 Series E Bonds to a later date or dates not later than June 1, 2030* as to all or any part of such moneys, if the Issuer has filed with the Trustee an Issuer Request specifying such later date or dates for such withdrawal, accompanied by a Cash Flow Statement (unless the principal amount and term of such extension are covered by a previous Cash Flow Statement).

Special Redemption of 2026 Series E Bonds from Mortgage Repayments and Prepayments. The 2026 Series E Bonds are subject to redemption prior to their respective stated maturities as a whole or in part at a Redemption Price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium, on any date, from Mortgage Repayments and Prepayments relating to Mortgage Loans or MBS allocable to Bonds of any Series, including, but not limited to, the 2026 Series E Bonds, to the extent not required to make regularly scheduled principal payments, including Sinking Fund Installments, on the 2026 Series E Bonds, deposited in the 2026 Series E Subaccount of the Special Redemption Account pursuant to the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Revenue Fund." In certain cases, Mortgage Repayments and Prepayments are required under Federal tax law to be used to redeem Bonds.

To the extent of the Ten-Year Rule Special Redemption Requirement, such redemptions may occur at such times and with such frequency as the Issuer elects.

During the initial 10-year period following the issue date of the 2026 Series E Bonds or the initial 10-year period following the issue date of any Tax-exempt Bonds refunded by the 2026 Series E Bonds, Directed 2026 Series E Principal Payments shall not be applied to the redemption of Bonds other than the 2026 Series E Bonds and the 2026 Series F Bonds as described below under "– Cross Calls and Recycling" until a favorable opinion of Bond Counsel related to such redemption has been delivered to the Issuer and the Trustee. Upon and following the 10th anniversary of the issue date, Directed 2026 Series E Principal Payments shall not be applied to the redemption of Bonds other than the 2026 Series E Bonds.

As used in this Official Statement, the term "Directed 2026 Series E Principal Payments" means, with respect to any redemption date, the Mortgage Repayments and Prepayments relating to the portion of the 2026 Series E/F Mortgage Loans and 2026 Series E/F MBS funded by the 2026 Series E Bonds, less the sum of the principal amount

* Preliminary; subject to change.

of the 2026 Series E Bonds scheduled to mature or subject to sinking fund redemption on such redemption date (or if no 2026 Series E Bonds are scheduled to mature or are subject to sinking fund redemption on such redemption date, a pro rata portion of the next scheduled maturity amount or sinking fund installment amount of such 2026 Series E Bonds).

Special Redemption of 2026 Series E Bonds from Excess Revenues. The 2026 Series E Bonds are subject to redemption prior to their respective stated maturities as a whole or in part at a Redemption Price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium, on any date, from excess Revenues (excluding Mortgage Repayments and Prepayments as set forth in the preceding section) deposited in the 2026 Series E Subaccount of the Special Redemption Account pursuant to the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Revenue Fund."

Moneys transferred to the 2026 Series E Subaccount of the Special Redemption Account pursuant to the Indenture shall not be required to be used on the earliest practicable date to redeem 2026 Series E Bonds as described above, but shall be used to redeem 2026 Series E Bonds only upon an Issuer Request.

Special Redemption of 2026 Series F Bonds with Unexpended Proceeds. The 2026 Series F Bonds maturing on January 1, 2057* (the "2026 Series F "PAC" Bonds" or the "PAC Bonds") are subject to redemption prior to maturity, as a whole or in part at a Redemption Price that maintains the original yield on the 2026 Series F "PAC" Bonds (as calculated by the Issuer, which calculation, once made and the Redemption Price communicated to the Trustee, shall be conclusive on all parties), plus accrued interest to the date of redemption, at any time from amounts equal to moneys transferred from unexpended proceeds of the 2026 Series F Bonds in the 2026 Series E/F Subaccount of the Acquisition Account or from any other source as needed to pay the Redemption Price plus accrued interest to the date of redemption to the 2026 Series F Subaccount of the Redemption Fund. The Indenture requires that the Trustee so transfer amounts representing proceeds of the 2026 Series F Bonds equal to $250,000 or more which are not used to purchase 2026 Series E/F MBS and remain on deposit in the 2026 Series E/F Subaccount of the Acquisition Account pursuant to an Issuer Request filed with the Trustee stating that the Issuer no longer reasonably expects to apply the amount to be transferred for any such purpose. Such amounts that are not expended by November 1, 2029* are to be transferred not later than December 1, 2029* for the redemption of the 2026 Series F Bonds. Notwithstanding the foregoing, the Issuer may extend such outside date for the redemption of the 2026 Series F Bonds to a later date or dates as it deems appropriate as to all or any part of such moneys, if the Issuer has filed with the Trustee an Issuer Request specifying such later date or dates for such withdrawal, accompanied by a Cash Flow Statement (unless the principal amount and term of such extension are covered by a previous Cash Flow Statement).

Special Mandatory Redemption of 2026 Series F "PAC" Bonds from Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments. The 2026 Series F "PAC" Bonds are subject to mandatory redemption from Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments (as defined herein) on one or more days during each semiannual period ending on January 1 or July 1, commencing with the period ending July 1, 2027*, at a Redemption Price equal to the principal amount thereof plus accrued interest to the redemption date to the extent that, after giving effect to such redemption, the aggregate principal amount of the 2026 Series F "PAC" Bonds outstanding on such redemption date is not less than the related cumulative applicable amount shown in the column entitled "2026 Series F Cumulative Applicable Amount" for the applicable semiannual period as set forth in the table below (the "2026 Series F Cumulative Applicable Amounts") or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds. The Directed 2026 Series E Principal Payments (subject to the ten-year rule) and Directed 2026 Series F Principal Payments must be used for such mandatory redemption of the 2026 Series F "PAC" Bonds before being used for any other purposes under the Indenture.

As used in this Official Statement, the term "Directed 2026 Series F Principal Payments" means, with respect to any redemption date, the Mortgage Repayments and Prepayments relating to the portion of the 2026 Series E/F Mortgage Loans and 2026 Series E/F MBS funded by the 2026 Series F Bonds, less the sum of the principal amount of the 2026 Series F Bonds scheduled to mature or subject to sinking fund redemption on such redemption date (or if no 2026 Series F Bonds are scheduled to mature or are subject to sinking fund redemption on such redemption date,

* Preliminary; subject to change.

a pro rata portion of the next scheduled maturity amount or sinking fund installment amount of such 2026 Series F Bonds).

In the event the Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments are insufficient in any semiannual period to call the 2026 Series F "PAC" Bonds in the amount described above, the 2026 Series F "PAC" Bonds would continue to be callable in future semiannual periods from Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments received in such future semiannual periods. In the event that there are excess Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments with respect to any semiannual period, such excess may be applied for any authorized purpose under the Indenture, including the redemption of the 2026 Series E/F Bonds as described in the other sections under this heading "– Special Redemption."

Payment Date*	2026 Series F Cumulative Applicable Amount*	Payment Date*	2026 Series F Cumulative Applicable Amount*
Closing Date	$37,500,000	January 1, 2032	$16,235,000
January 1, 2027	37,500,000	July 1, 2032	13,890,000
July 1, 2027	37,140,000	January 1, 2033	11,640,000
January 1, 2028	36,090,000	July 1, 2033	9,495,000
July 1, 2028	34,465,000	January 1, 2034	7,460,000
January 1, 2029	32,290,000	July 1, 2034	5,510,000
July 1, 2029	29,610,000	January 1, 2035	3,850,000
January 1, 2030	26,710,000	July 1, 2035	2,485,000
July 1, 2030	23,920,000	January 1, 2036	1,360,000
January 1, 2031	21,250,000	July 1, 2036	435,000
July 1, 2031	18,690,000	January 1, 2037 and thereafter	-0-

If the 2026 Series F "PAC" Bonds are redeemed from unexpended proceeds as described above, then each amount set forth in the 2026 Series F Cumulative Applicable Amount column in the table above shall be reduced by a fraction (i) the numerator of which is the principal amount of the 2026 Series F "PAC" Bonds remaining outstanding after such redemption and (ii) the denominator of which is the original principal amount of the 2026 Series F "PAC" Bonds, rounded to the nearest $5,000 denomination.

The 2026 Series F Cumulative Applicable Amounts are derived from assumptions that include, among other assumptions, the expected origination schedule for the Mortgage Loans underlying the portion of the 2026 Series E/F MBS financed with proceeds of the 2026 Series F Bonds and receipt of Mortgage Prepayments for such Mortgage Loans at 100% of the PSA Prepayment Benchmark (as defined herein). See "Estimated Weighted Average Lives of the "PAC" Bonds" below for a description of the PSA Prepayment Benchmark.

Except as may be permitted as described under "Optional Redemption" below, the Issuer may redeem 2026 Series F "PAC" Bonds from sources other than Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments only if such redemption does not reduce the outstanding principal amount of the 2026 Series F "PAC" Bonds to an amount less than the 2026 Series F Cumulative Applicable Amounts shown in the table above, or as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds.

Special Redemption of 2026 Series F Bonds from Mortgage Repayments and Prepayments. The 2026 Series F Bonds are subject to redemption prior to their respective stated maturities as a whole or in part at a Redemption Price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium, on any date, from Mortgage Repayments and Prepayments relating to Mortgage Loans or MBS allocable to Bonds of any Series, including, but not limited to, the 2026 Series F Bonds, to the extent not required to make regularly scheduled principal payments, including Sinking Fund Installments, on the 2026 Series F Bonds, deposited in the 2026 Series F Subaccount of the Special Redemption Account pursuant to the Indenture. See "SUMMARY OF CERTAIN

* Preliminary; subject to change.

PROVISIONS OF THE INDENTURE – Revenue Fund." In certain cases, Mortgage Repayments and Prepayments are required under Federal tax law to be used to redeem Bonds.

Such redemptions may occur at such times and with such frequency as the Issuer elects, provided that any redemptions so as to reduce the outstanding aggregate principal amount of the 2026 Series F "PAC" Bonds to, but not below, the amounts shown in the column entitled 2026 Series F Cumulative Applicable Amount for the applicable semiannual period as set forth in the table above or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds, must occur at least once during each semiannual period commencing with the semiannual period ending on July 1, 2027* to the extent moneys in the 2026 Series F Subaccount of the Special Redemption Account and any other sources are legally available therefor. To the extent 2026 Series F "PAC" Bonds are to be redeemed on a date that is not a Payment Date, the 2026 Series F Cumulative Applicable Amounts as set forth in the table above or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds, shall be deemed to be the amounts determined by interpolating such outstanding balances, using the straight-line method, by reference to the outstanding balances for the Payment Dates listed in the table above which are immediately prior to and immediately subsequent to such redemption date, and the number of calendar days elapsed since the Payment Date which is immediately prior to such redemption date.

Directed 2026 Series F Principal Payments shall not be applied to the redemption of Bonds other than the 2026 Series F Bonds as described below under "– Cross Calls and Recycling" until (i) there has been deposited into the 2026 Series F Subaccount of the Special Redemption Account amounts sufficient to redeem 2026 Series F "PAC" Bonds to the extent that, after giving effect to such redemption, the aggregate principal amount of 2026 Series F "PAC" Bonds outstanding on such redemption date is not less than the 2026 Series F Cumulative Applicable Amount for the applicable semi-annual period or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds, and (ii) a favorable opinion of Bond Counsel related to such redemption has been delivered to the Issuer and the Trustee.

Mortgage Repayments and Prepayments relating to the 2026 Series E/F MBS may be applied by the Trustee upon the direction of the Issuer to the redemption of the 2026 Series F "PAC" Bonds but only to the extent the outstanding aggregate principal amount of the 2026 Series F "PAC" Bonds following such redemption is not less than the amounts shown in the column entitled 2026 Series F Cumulative Applicable Amount for the applicable semiannual period as set forth in the table above or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds. Mortgage Repayments or Prepayments relating to Mortgage Loans and MBS securing any Series of Bonds other than the 2026 Series E/F Bonds and any other sources legally available therefor may be applied to the redemption of the 2026 Series F "PAC" Bonds so as to reduce the outstanding aggregate principal amount of the 2026 Series F "PAC" Bonds to, but not below, the amounts shown in the column entitled 2026 Series F Cumulative Applicable Amount or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds, for the applicable semiannual period as set forth in the table above.

Special Redemption of 2026 Series F Bonds from Excess Revenues. The 2026 Series F Bonds are subject to redemption prior to their respective stated maturities as a whole or in part at a Redemption Price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium, on any date, from excess Revenues (excluding Mortgage Repayments and Prepayments as set forth in the preceding section) deposited in the 2026 Series F Subaccount of the Special Redemption Account pursuant to the Indenture, to the extent that, after giving effect to such redemption, the aggregate principal amount of the 2026 Series F "PAC" Bonds outstanding on such redemption date is not less than the 2026 Series F Cumulative Applicable Amount as set forth in the table above or, as such amount may have been adjusted due to a redemption of the 2026 Series F "PAC" Bonds from unexpended proceeds. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Revenue Fund."

No moneys in the 2026 Series F Subaccount of the Revenue Fund shall be transferred to a Related or an Unrelated subaccount of the Acquisition Account to be used to make or purchase Mortgage Loans or MBS as described below under "– Cross Calls and Recycling" until there has been deposited into the 2026 Series F Subaccount of the Special Redemption Account amounts sufficient to redeem 2026 Series F "PAC" Bonds as described in the preceding paragraph.

Moneys transferred to the 2026 Series F Subaccount of the Special Redemption Account shall be used to redeem 2026 Series F Bonds as directed pursuant to an Issuer Request.

Cross Calls and Recycling. Upon satisfaction of the conditions set forth in the Indenture, the Issuer may, by delivery of an Issuer Request to the Trustee, instruct the Trustee to transfer moneys on deposit in any subaccount of the Redemption Fund Related to a Series of Bonds to be applied to the redemption of the Bonds of a different Series. In addition, the Indenture permits the Issuer, by delivery of an Issuer Request to the Trustee at any time prior to the giving of notice of redemption, to instruct the Trustee to transfer moneys on deposit in any subaccount in the Redemption Fund to a Related or an Unrelated subaccount of the Acquisition Account to be used to make or purchase Mortgage Loans, MBS or DPA as permitted by the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Redemption Fund." Cross calls of the 2026 Series E/F Bonds with any Mortgage Repayments or Prepayments on Mortgage Loans and MBS securing any Series of Bonds other than the 2026 Series E/F Bonds and any other sources legally available therefor are permitted except that no such Mortgage Repayments or Prepayments may be applied to the redemption of the PAC Bonds so as to reduce the respective outstanding aggregate principal amounts of the PAC Bonds to, but not below, the amounts shown in the columns entitled 2026 Series F Cumulative Applicable Amount for the applicable semiannual period as set forth in the tables in "– Special Redemption" above or as such amounts may have been adjusted due to a redemption of the PAC Bonds from unexpended proceeds.

Estimated Weighted Average Lives of the "PAC" Bonds

The weighted average life of a security refers to the average of the length of time that will elapse from the date of issuance of such security to the date each installment of principal is paid to the investor weighted by the amount of such installment. The weighted average lives of the "PAC" Bonds will be influenced by, among other factors, the rate at which principal payments (including scheduled payments and principal prepayments) are made relating to the 2026 Series E/F MBS.

Payments of mortgage loans are commonly projected in accordance with a prepayment standard or model. The results of the model used in this Official Statement have been calculated using the Securities Industry and Financial Markets Association (formerly known as the Public Securities Association ("PSA")) prepayment standard or model (the "PSA Prepayment Benchmark") which is based on an assumed rate of prepayment each month of the then unpaid principal balance of the mortgage loans. The PSA Prepayment Benchmark assumes an increasingly larger percentage of the mortgage loans prepaying each month for the first 30 months of the mortgages' life and then assumes a constant prepayment rate of 6% per annum of the unpaid principal balance for the remaining life of the mortgage loans.

Estimated Weighted Average Lives of the "PAC" Bonds

The following table assumes, among other assumptions, that:

(i) all of the mortgage loans underlying the 2026 Series E/F MBS are prepaid at the indicated percentage of PSA Prepayment Benchmark;

(ii) all Mortgage Repayments and Prepayments relating to the 2026 Series E/F MBS are timely received;

(iii) all Directed 2026 Series E Principal Payments and Directed 2026 Series F Principal Payments are used to redeem the 2026 Series F "PAC" Bonds pursuant to the provisions described above under "Special Redemption";

(iv) no moneys are withdrawn from the trust estate by the Issuer after satisfaction of the Asset Requirement;

(v) no amounts in the 2026 Series E subaccounts of the Special Redemption Account, other than the deposits of Directed 2026 Series E Principal Payments, are used to redeem 2026 Series E Bonds, Directed 2026 Series E Principal Payments are only used to redeem the 2026 Series F "PAC" Bonds and

2026 Series E Bonds, no amounts in the 2026 Series F subaccounts of the Special Redemption Account, other than the deposits of Directed 2026 Series F Principal Payments, are used to redeem 2026 Series F Bonds, and Directed 2026 Series F Principal Payments are only used to redeem 2026 Series F Bonds;

(vi) 2026 Series E Bonds and 2026 Series F Bonds are not redeemed pursuant to the optional redemption provisions of the Indenture except as indicated under "Estimated Projected Weighted Average Life (In Years) of the "PAC" Bonds", below; and

(vii) the 2026 Series E/F MBS are expected to have the characteristics set forth in the following table:

New MBS Characteristic Assumptions*

MBS Designation	2026 Series E/F MBS
Approximate Principal Balance of MBS	$125,005,316
Weighted Average Mortgage Rate	6.07%
Weighted Average Pass-Through Rate	5.53%
Weighted Average Original Term	360 months
Weighted Average Origination Date	11/13/2026
% Funded by 2026 Series E Bonds	70.00%
% Funded by 2026 Series F Bonds	30.00%

The PSA Prepayment Benchmark does not purport to be a prediction of the anticipated rate of prepayments of the mortgage loans underlying the 2026 Series E/F MBS, and there is no assurance that the Prepayments of the 2026 Series E/F MBS will conform to any of the assumed prepayment rates. See "ASSUMPTIONS REGARDING REVENUES, DEBT SERVICE REQUIREMENTS, OPERATING EXPENSES AND CERTAIN OTHER MATTERS" for a discussion of certain factors that may affect the rate of prepayment of the 2026 Series E/F MBS. The Issuer makes no representation as to the percentage of the principal balance of 2026 Series E/F MBS that will be paid as of any date or as to the overall rate of prepayment.

THE FOLLOWING TABLE ALSO ASSUMES THAT MONEYS ON DEPOSIT IN SUBACCOUNTS OF THE REDEMPTION FUND RELATED TO OTHER SERIES WILL NOT BE APPLIED TO REDEEM 2026 SERIES E/F BONDS OR PURCHASE MBS AND THAT MONEYS TO BE USED TO REDEEM 2026 SERIES E/F BONDS WILL NOT BE APPLIED TO REDEEM BONDS OF ANOTHER SERIES OR MAKE OR PURCHASE MORTGAGE LOANS OR MBS RELATED TO ANOTHER SERIES. See "DESCRIPTION OF THE 2026 SERIES E/F BONDS – Special Redemption – Cross Calls and Recycling." Based on such assumptions, some or all of which are unlikely to reflect actual experience, the following table indicates the projected weighted average lives of the "PAC" Bonds.

* Preliminary; subject to change.

Estimated Projected Weighted Average Life (In Years)[(1)] of the "PAC" Bonds

	2026 Series F "PAC" Bonds	
PSA Prepayment Speed	Optional Call Not Exercised*	Optional Call Exercised July 1, 2034*
0%	20.3	7.2
25%	11.6	6.4
50%	6.8	5.6
75%	5.1	4.9
100%	5.0	4.8
200%	5.0	4.8
300%	5.0	4.8
400%	5.0	4.8
500%	5.0	4.8
600%	5.0	4.8
700%	4.8	4.7

(1) The weighted average life of a bond is determined by: (i) multiplying the amount of each principal payment by the number of years from the date of the issuance of the bond to the related principal payment date, (ii) adding the results, and (iii) dividing the sum by the total principal paid on the bond.

Optional Redemption

2026 Series E Bonds. The 2026 Series E Bonds are subject to redemption at the option of the Issuer, on or after July 1, 2034*, either in whole or in part on any date, at a Redemption Price, without premium, equal to the principal amount thereof plus accrued interest thereon to the date of redemption.

2026 Series F Bonds. The 2026 Series F "PAC" Bonds are subject to redemption prior to maturity at the option of the Issuer, on or after July 1, 2034*, either in whole or in part on any date, at the following Redemption Prices plus the accrued interest thereon to the date of redemption, provided that to the extent that 2026 Series F "PAC" Bonds are redeemed on a date other than a date specified below, the Redemption Price shall be the price determined by straight-line interpolation between the Redemption Prices listed immediately preceding and immediately succeeding such redemption date:

Date*	Redemption Price*
July 1, 2034	____%
January 1, 2035	____%
July 1, 2035	____%
January 1, 2036	____%
July 1, 2036	____%
January 1, 2037 and thereafter	100.000%

In the event of a partial redemption, the Issuer shall direct the tenor, Series, maturity or maturities, and the amounts thereof, so to be redeemed.

Sinking Fund Redemption

2026 Series E Bonds. The 2026 Series E Term Bonds maturing on July 1, 2041* are subject to redemption in part, by lot, at the principal amount thereof plus accrued interest thereon to the date of redemption, from mandatory

* Preliminary; subject to change.

Sinking Fund Installments which are required to be made in amounts sufficient to redeem or pay at maturity the principal amount of such Bonds specified for each of the dates shown herein:

Date*	Amount*	Date*	Amount*
January 1, 2039	$1,080,000	July 1, 2040	$1,190,000
July 1, 2039	1,120,000	January 1, 2041	1,230,000
January 1, 2040	1,155,000	July 1, 2041**	1,270,000

** Final Maturity

The 2026 Series E Term Bonds maturing on July 1, 2046* are subject to redemption in part, by lot, at the principal amount thereof plus accrued interest thereon to the date of redemption, from mandatory Sinking Fund Installments which are required to be made in amounts sufficient to redeem or pay at maturity the principal amount of such Bonds specified for each of the dates shown herein:

Date*	Amount*	Date*	Amount*
January 1, 2042	$1,300,000	July 1, 2044	$1,515,000
July 1, 2042	1,340,000	January 1, 2045	1,565,000
January 1, 2043	1,385,000	July 1, 2045	1,610,000
July 1, 2043	1,425,000	January 1, 2046	1,655,000
January 1, 2044	1,475,000	July 1, 2046**	1,710,000

** Final Maturity

The 2026 Series E Term Bonds maturing on July 1, 2052* are subject to redemption in part, by lot, at the principal amount thereof plus accrued interest thereon to the date of redemption, from mandatory Sinking Fund Installments which are required to be made in amounts sufficient to redeem or pay at maturity the principal amount of such Bonds specified for each of the dates shown herein:

Date*	Amount*	Date*	Amount*
January 1, 2047	$1,760,000	January 1, 2050	$2,115,000
July 1, 2047	1,815,000	July 1, 2050	2,180,000
January 1, 2048	1,875,000	January 1, 2051	2,245,000
July 1, 2048	1,930,000	July 1, 2051	2,315,000
January 1, 2049	1,990,000	January 1, 2052	2,385,000
July 1, 2049	2,055,000	July 1, 2052**	2,455,000

** Final Maturity

The 2026 Series E Term Bonds maturing on July 1, 2056* are subject to redemption in part, by lot, at the principal amount thereof plus accrued interest thereon to the date of redemption, from mandatory Sinking Fund Installments which are required to be made in amounts sufficient to redeem or pay at maturity the principal amount of such Bonds specified for each of the dates shown herein:

Date*	Amount*	Date*	Amount*
January 1, 2053	$2,535,000	January 1, 2055	$2,860,000
July 1, 2053	2,615,000	July 1, 2055	2,950,000
January 1, 2054	2,690,000	January 1, 2056	3,040,000
July 1, 2054	2,775,000	July 1, 2056**	3,130,000

** Final Maturity

* Preliminary; subject to change.

2026 Series F Bonds. The 2026 Series F "PAC" Bonds maturing on January 1, 2057* are subject to redemption in part, by lot, at the principal amount thereof plus accrued interest thereon to the date of redemption, from mandatory Sinking Fund Installments which are required to be made in amounts sufficient to redeem or pay at maturity the principal amount of such Bonds specified for each of the dates shown herein:

Date*	Amount*	Date*	Amount*
July 1, 2027	$210,000	July 1, 2042	$520,000
January 1, 2028	220,000	January 1, 2043	535,000
July 1, 2028	225,000	July 1, 2043	555,000
January 1, 2029	230,000	January 1, 2044	570,000
July 1, 2029	240,000	July 1, 2044	590,000
January 1, 2030	245,000	January 1, 2045	605,000
July 1, 2030	250,000	July 1, 2045	625,000
January 1, 2031	260,000	January 1, 2046	645,000
July 1, 2031	265,000	July 1, 2046	665,000
January 1, 2032	275,000	January 1, 2047	685,000
July 1, 2032	285,000	July 1, 2047	705,000
January 1, 2033	295,000	January 1, 2048	730,000
July 1, 2033	300,000	July 1, 2048	750,000
January 1, 2034	310,000	January 1, 2049	770,000
July 1, 2034	320,000	July 1, 2049	795,000
January 1, 2035	330,000	January 1, 2050	820,000
July 1, 2035	340,000	July 1, 2050	845,000
January 1, 2036	355,000	January 1, 2051	870,000
July 1, 2036	360,000	July 1, 2051	900,000
January 1, 2037	375,000	January 1, 2052	925,000
July 1, 2037	385,000	July 1, 2052	955,000
January 1, 2038	400,000	January 1, 2053	985,000
July 1, 2038	410,000	July 1, 2053	1,015,000
January 1, 2039	420,000	January 1, 2054	1,045,000
July 1, 2039	435,000	July 1, 2054	1,080,000
January 1, 2040	450,000	January 1, 2055	1,110,000
July 1, 2040	460,000	July 1, 2055	1,145,000
January 1, 2041	475,000	January 1, 2056	1,180,000
July 1, 2041	490,000	July 1, 2056	1,215,000
January 1, 2042	505,000	January 1, 2057**	3,545,000

** Final Maturity

The amounts accumulated for each Sinking Fund Installment may be applied by the Trustee or the Paying Agent, at the direction of the Issuer, prior to the giving of notice of redemption of 2026 Series E/F Bonds from such Sinking Fund Installment, to the purchase for cancellation of 2026 Series E/F Bonds for which such Sinking Fund Installment was established at a price (including any brokerage and other charges) not exceeding the principal amount thereof, plus accrued interest to the date of purchase.

Upon any purchase or redemption of 2026 Series E/F Bonds for which Sinking Fund Installments shall have been established, other than by application of Sinking Fund Installments, an amount equal to the applicable principal amount thereof will be credited toward a part or all of any one or more of such Sinking Fund Installments, as directed by the Issuer in written instructions accompanied by a Cash Flow Statement with respect to the 2026 Series E/F Bonds, or in the absence of such direction, toward each such Sinking Fund Installment in amounts bearing the same ratio as the total principal amount of such 2026 Series E/F Bonds so purchased or redeemed bears to the total amount of all such Sinking Fund Installments to be credited.

"Ten-Year Rule". To comply with federal tax law as it relates to the 2026 Series E/F MBS, the following approximate cumulative percentages of scheduled Mortgage Payments and Mortgage Prepayments relating to the 2026 Series E/F MBS allocated to the 2026 Series E Bonds received on or after the following dates is expected to be applied no later than the close of the first semiannual period beginning after the date of receipt to redeem 2026 Series E Bonds through payment thereof at maturity or redemption:

Start Date*	End Date*	Percent*
December 10, 2026	_____	___%
_____	_____	___
_____	_____	___
_____	_____	___
_____	_____	___
_____	_____	___
_____	_____	___
_____	_____	___
_____	and thereafter	100%

The Issuer reserves the right to modify the amounts and timing of redemptions at any time to the extent the Code permits or requires such modification.

Other Provisions Concerning Redemption

Notice of redemption is to be given not less than 20 nor more than 60 days prior to the redemption date by first-class mail or such other method as may be customary for the industry to the registered owner of any 2026 Series E/F Bonds or portions of 2026 Series E/F Bonds to be redeemed at such registered owner's last address appearing on the registration records of the Bond Registrar. Any notice mailed shall be conclusively presumed to have been duly given, whether or not the registered owners of such 2026 Series E/F Bonds shall have actually received such notice. Receipt of such notice by the registered owner of any 2026 Series E/F Bond shall not be a condition precedent to the redemption of such Bond. Failure to give notice of redemption to any registered owner or any defect therein shall not affect the validity of redemption proceedings for any 2026 Series E/F Bond with respect to which no such failure or defect has occurred.

If DTC or its nominee is the registered owner of any 2026 Series E/F Bonds to be redeemed, notice of redemption will be given to DTC or its nominee as the registered owner of such 2026 Series E/F Bond. Any failure on the part of DTC or failure on the part of a nominee of a Beneficial Owner (having received notice from a DTC Participant or otherwise) to notify the Beneficial Owner of any 2026 Series E/F Bond to be redeemed shall not affect the validity of the redemption of such Bond. See "BOOK-ENTRY PROVISIONS."

If less than all the 2026 Series E/F Bonds are to be redeemed, except as otherwise directed by an Issuer Request that satisfies the requirements of the Indenture, and subject to any limitations in or requirements of the 2026 Series E/F Indenture, the Bond Registrar shall select a pro rata amount of 2026 Series E/F Bonds of each tenor and maturity for redemption. If less than all the 2026 Series E/F Bonds of like tenor and maturity are to be redeemed, the particular 2026 Series E/F Bonds or the respective portions thereof to be redeemed will be selected by lot by the Bond Registrar in such manner as the Bond Registrar in its discretion deems fair and appropriate.

The portion of any 2026 Series E/F Bond of a denomination larger than the minimum denomination may be redeemed in the principal amount of such minimum denomination or in an integral multiple of $5,000 in excess thereof, and for purposes of selection and redemption, any such 2026 Series E/F Bond of a denomination larger than the minimum denomination shall be considered to be that number of separate 2026 Series E/F Bonds of such minimum denomination which is obtained by dividing the principal amount of such 2026 Series E/F Bond by such minimum denomination (provided that one of such Bonds may be in a denomination in excess of such minimum denomination). If there shall be selected for redemption less than all of a 2026 Series E/F Bond, the Issuer shall execute and the Bond

* Preliminary; subject to change.

Registrar shall authenticate and deliver, upon the surrender of such 2026 Series E/F Bond, without charge to the owner thereof, for the unredeemed balance of the principal amount of the 2026 Series E/F Bond so surrendered, 2026 Series E/F Bonds of like interest rate, tenor and maturity in any of the authorized denominations.

The Issuer may, at its option, prior to the date fixed for redemption in any notice of redemption rescind and cancel such redemption by Issuer Request to the Trustee and the Trustee shall mail notice of such cancellation to the recipients of the redemption being cancelled.

If, on the redemption date, moneys for the redemption of 2026 Series E/F Bonds or portions thereof, together with interest to the redemption date, shall be held by the Trustee or the Paying Agent so as to be available therefor on said date and if notice of redemption shall have been given as aforesaid, then, from and after the redemption date interest on the 2026 Series E/F Bonds or portions thereof so called for redemption shall cease to accrue and become payable.

Subject to the terms and conditions set forth in the Indenture and prior to the mailing by the Bond Registrar of a notice of redemption with respect to 2026 Series E/F Bonds of any particular tenor and maturity, the Issuer may direct the Trustee or the Paying Agent to purchase such 2026 Series E/F Bonds with available moneys under the Indenture for cancellation in lieu of redemption. The Trustee and the Paying Agent shall apply available moneys in accordance with the Indenture from the Funds and Accounts specified in the Indenture to purchase such 2026 Series E/F Bonds.

BOOK-ENTRY PROVISIONS

The 2026 Series E/F Bonds initially will be issued solely in book-entry form to be held in the book-entry-only system maintained by The Depository Trust Company ("DTC"), New York, New York. So long as such book-entry system is used, only DTC will receive or have the right to receive physical delivery of 2026 Series E/F Bonds and Beneficial Owners will not be or be considered to be, and will not have any rights as, owners or holders of the 2026 Series E/F Bonds under the Indenture.

The following information about the book-entry-only system applicable to the 2026 Series E/F Bonds has been supplied by DTC. Neither the Issuer nor the Trustee makes any representations, warranties or guarantees with respect to its accuracy or completeness.

DTC will act as securities depository for the 2026 Series E/F Bonds. The 2026 Series E/F Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered certificate will be issued for each of the 2026 Series E/F Bonds, as set forth on the inside cover page hereof, each in the aggregate principal amount of each maturity of the 2026 Series E/F Bonds and deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company of DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a S&P

Global's rating of AA+. The rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission.

Purchases of the 2026 Series E/F Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2026 Series E/F Bonds on DTC's records. The ownership interest of each actual purchaser of each 2026 Series E/F Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2026 Series E/F Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the 2026 Series E/F Bonds, except in the event that use of the book-entry system for the 2026 Series E/F Bonds is discontinued.

To facilitate subsequent transfers, all 2026 Series E/F Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2026 Series E/F Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of 2026 Series E/F Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2026 Series E/F Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the 2026 Series E/F Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2026 Series E/F Bonds, such as redemptions, tenders, defaults, and proposed amendments to the 2026 Series E/F Bond documents. For example, Beneficial Owners of the 2026 Series E/F Bonds may wish to ascertain that the nominee holding the 2026 Series E/F Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the 2026 Series E/F Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to 2026 Series E/F Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2026 Series E/F Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and distributions on the 2026 Series E/F Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners are governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Paying Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds and distributions to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Paying Agent, and disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the 2026 Series E/F Bonds at any time by giving reasonable notice to the Issuer or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, 2026 Series E/F Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2026 Series E/F Bond certificates will be printed and delivered to DTC.

NEITHER THE ISSUER NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO ANY DIRECT PARTICIPANT, INDIRECT PARTICIPANT OR ANY BENEFICIAL OWNER OR ANY OTHER PERSON NOT SHOWN ON THE REGISTRATION BOOKS OF THE TRUSTEE AS BEING A HOLDER WITH RESPECT TO: (1) THE 2026 SERIES E/F BONDS; (2) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT; (3) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OR REDEMPTION PRICE OF OR INTEREST ON THE 2026 SERIES E/F BONDS; (4) THE DELIVERY BY ANY DIRECT PARTICIPANT OR INDIRECT PARTICIPANT OF ANY NOTICE TO ANY BENEFICIAL OWNER WHICH IS REQUIRED OR PERMITTED UNDER THE TERMS OF THE INDENTURE TO BE GIVEN TO HOLDERS; (5) THE SELECTION OF THE BENEFICIAL OWNERS TO RECEIVE PAYMENT IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE 2026 SERIES E/F BONDS; OR (6) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS HOLDER.

Each Beneficial Owner for whom a Direct Participant or Indirect Participant acquires an interest in the 2026 Series E/F Bonds, as nominee, may desire to make arrangements with such Direct Participant or Indirect Participant to receive a credit balance in the records of such Direct Participant or Indirect Participant, to have all notices of redemption or other communications to or by DTC, which may affect such Beneficial Owner forwarded in writing by such Direct Participant or Indirect Participant, and to have notification made of all debt service payments.

Beneficial Owners may be charged a sum sufficient to cover any tax, fee, or other governmental charge that may be imposed in relation to any transfer or exchange of their interests in the 2026 Series E/F Bonds.

The Issuer cannot and does not give any assurances that DTC, Direct Participants, Indirect Participants or others will distribute payments of debt service on the 2026 Series E/F Bonds made to DTC or its nominee as the registered owner, or any redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or that DTC, Direct Participants or Indirect Participants will serve and act in the manner described in this Official Statement.

The preceding information concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer takes no responsibility for the accuracy thereof.

(Remainder of page intentionally left blank.)

SOURCES AND USES OF FUNDS

The estimated sources and uses of funds with respect to the 2026 Series E/F Bonds are set forth below:

	Total
Sources*	
2026 Series E Principal Amount	$_____
2026 Series E [Net] Original Issue [Premium/Discount]	_____
2026 Series F Principal Amount	_____
2026 Series F [Net] Original Issue [Premium/Discount]	_____
Total	$_____
Uses*	
Deposit to Acquisition Account[1]	$_____
Servicing Release Premium	_____
Underwriters' Fee	_____
Costs of Issuance	_____
Total	$_____

[1] Approximately $_____ of the proceeds of the 2026 Series E Bonds will be used to refund certain indebtedness of the Issuer to make approximately $_____ transferred proceeds available for deposit to the 2026 Series E/F subaccount of the Acquisition Account.

SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS

Pledge

The Bonds and Auxiliary Obligations are to be secured under the Indenture by a pledge of and lien on the proceeds of the Bonds, the Revenues, all moneys and securities in the Funds and Accounts (other than moneys and securities in the Rebate Account, the Bond Purchase Fund, and the Short-Term Bond Account, and the Rebate Requirement required to be deposited in the Rebate Account) created by or pursuant to the Indenture, including the Investments thereof (if any), the rights and interest of the Issuer in and to the Mortgage Loans and MBS, and any and all other property of any kind from time to time hereafter pledged as additional security under the Indenture by a Series or Supplemental Indenture, by delivery or by writing of any kind by the Issuer or by any person on its behalf.

Mortgage Loans held under the General Indenture shall be secured by Mortgages constituting first liens on single family, owner-occupied housing and were, when purchased by the Issuer, insured by the FHA, guaranteed by the VA or the Rural Housing and Community Development Service of the Department of Agriculture (formerly Farmers Home Administration) or constitute PMI Insured/Uninsured Mortgage Loans. Mortgage Loans are not required to be securitized into an MBS and, consequently, can constitute Whole Loans. See "MORTGAGE LOAN AND MBS PORTFOLIO." Also, see "SINGLE FAMILY MORTGAGE PROGRAM" and "APPENDIX A – INSURANCE, GUARANTEES AND FORECLOSURE" for a summary of the Issuer's single family mortgage program; and, see "SINGLE FAMILY MORTGAGE PROGRAM – Requirements for Mortgage Loans" for a summary of the Issuer's experience regarding various loan types. The Indenture does not require Mortgage Loans purchased with amounts made available by the proceeds of Additional Bonds ("Additional Mortgage Loans") to be insured or guaranteed as set forth herein or be placed in pools backed by mortgage-backed certificates.

For purposes of the pledge and lien of the Indenture, the term "Mortgage Loan" and "MBS" includes only Mortgage Loans and MBS acquired by the Trustee from monies in the Acquisition Account.

The term "Revenues" means (a) all Mortgage Repayments, Prepayments and, except insofar as such payments may constitute Servicing Fees, any penalty payments on account of overdue Mortgage Repayments, (b) Investment Revenues, (c) any Mortgage Repayments, Prepayments or other income or cash or liquid securities held in the Additional Security Account, (d) Interest Rate Contract Revenues and (e) all other payments and receipts

* Preliminary; subject to change.

received by the Issuer with respect to MBS, Mortgage Loans or other mortgage loans and DPA, but shall not include (i) Escrow Payments, (ii) Servicing Fees, unless such fees are specifically pledged to the Trustee, (iii) any commitment, reservation, extension, or application fees charged by the Issuer in connection with a Mortgage Loan or Mortgage Purchase Agreement, (iv) any commitment, reservation, extension or application fees charged by a Mortgage Lender in connection with a Mortgage Loan or (v) accrued interest received in connection with the purchase of any Investment Obligations.

The pledge is subject in all cases to the provisions of the Indenture permitting the application of such moneys and assets for or to the purposes and on the terms and conditions set forth therein. Such applications include refunding certain outstanding bonds of the Issuer, purchasing Mortgage Loans and MBS with Bond proceeds and paying principal of and interest on the Bonds and certain payments with respect to Auxiliary Obligations with Revenues. Moneys and investments held in subaccounts of any Issuer Payment Account of the Debt Service Fund are pledged solely for the payment of Principal Installments, Redemption Price of, interest on and other amounts payable with respect to General Obligations of the Related Series with respect to which such subaccount was created and are not pledged to pay principal, Redemption Price of, interest on and other amounts payable with respect to any other Bonds or Auxiliary Obligations; and provided further that proceeds derived from the sale of a Series of Short-Term Bonds may be pledged solely for the Principal Installments and Redemption Price, if any, and interest on such Series of Short-Term Bonds. The 2026 Series E/F Bonds are not secured by amounts on deposit in the Issuer Payment Account. Any Additional Security deposited to the Additional Security Account in the Revenue Fund shall secure the Bonds but not be related to a particular Series, unless otherwise set forth in a Related Series Indenture.

All Bonds are equally and ratably secured as provided in the Indenture.

Debt Service Reserve Fund

The Indenture establishes a Debt Service Reserve Fund and a Debt Service Reserve Fund Requirement for the Bonds. "Debt Service Reserve Fund Requirement" means 5% of the outstanding aggregate principal amount of the mortgage loans not securitized by an MBS and not including such percentage of any mortgage loans held in the Additional Security Account. See "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Debt Service Reserve Fund." Proceeds of the 2026 Series E/F Bonds will not be deposited in the Debt Service Reserve Fund as the Debt Service Reserve Fund Requirement does not apply to mortgage loans securitized by an MBS or held in the Additional Security Account.

Additional Bonds; Refunding Bonds

The Issuer may issue Additional Bonds and/or Refunding Bonds secured by the pledge and lien of the General Indenture upon satisfaction of the terms and conditions of the General Indenture, including the condition that, so long as there are Outstanding Bonds rated by a Rating Agency, the Issuer will obtain a confirmation from each such Rating Agency then providing a rating on any Outstanding Bonds that the issuance of such Bonds will not result in the lowering or withdrawal of its then current rating on each Series of Outstanding Bonds. The Issuer has reserved the right to issue other obligations not secured by the pledge and lien of the General Indenture, including bonds secured by its general revenues.

ASSUMPTIONS REGARDING REVENUES, DEBT SERVICE REQUIREMENTS, OPERATING EXPENSES AND CERTAIN OTHER MATTERS

The Issuer expects payments of principal and interest on Mortgage Loans and MBS, together with Prepayments to be received by the Issuer with respect to Mortgage Loans, MBS, Interest Rate Contract Revenues and income expected to be derived from the investment of moneys in funds and accounts established pursuant to the Indenture to be sufficient to pay the interest on, principal of and Sinking Fund Installments for the Bonds, amounts due under Related Auxiliary Obligations and the costs of operating the Program. Certain assumptions have been made as to the range of variation in the generation of Revenues from such sources in order to determine the effect of such variation on the sufficiency of Revenues to pay debt service on the Bonds. The Issuer has reviewed these assumptions and concluded that they are reasonable, but cannot guarantee that actual results will not vary materially from those

projected. To the extent that (i) Mortgage Loans or MBS are not made or purchased at the times anticipated by the Issuer, or are not made or purchased at all, (ii) Mortgage Loans and MBS made or purchased by the Issuer are not paid on a timely basis in accordance with their terms, (iii) the rate of receipt of Prepayments is either more rapid or less rapid than that projected, (iv) interest payable on Variable Rate Bonds and amounts due under Related Auxiliary Obligations differs from Related Interest Rate Contract Revenues, or (v) actual investment income differs from that estimated by the Issuer, the moneys available may be insufficient for the payment of debt service on the Bonds and amounts due under Related Auxiliary Obligations and operating expenses of the Program.

Payments on Mortgage Loans and MBS, whether from scheduled monthly installments or from Prepayments, together with Revenues generated as investment income on the funds held under the Indenture and invested in Investment Obligations or under Investment Agreements, are assumed to be the primary source of revenue. Mortgage Loans are assumed to amortize based on their existing amortization schedules and to bear interest at fixed interest rates. Mortgage loans Relating to MBS will amortize based on a thirty-year schedule and will bear interest at fixed interest rates.

The Issuer anticipates that there will be some delinquent and defaulted Mortgage Loan payments. In addition, physical damage to the residences securing the Mortgage Loans may exceed the limits of, or be caused by a peril not insured under, the standard hazard insurance policies insuring such residences. The Issuer believes that it is reasonable to assume that the amount of delinquent and defaulted Mortgage Loan payments for which mortgage insurance proceeds will not have been received will not exceed the aggregate balance in the Debt Service Reserve Fund.

If Prepayments of the 2026 Series E/F MBS occur, a portion of the 2026 Series E/F Bonds may be redeemed pursuant to the special redemption provisions of the Indenture. See "DESCRIPTION OF THE 2026 SERIES E/F BONDS – Special Redemption" and "– Estimated Weighted Average Lives of the "PAC" Bonds." The Issuer anticipates that a portion of the mortgage loans underlying the 2026 Series E/F MBS will be partially or completely prepaid or terminated prior to their respective final maturities and the 2026 Series E/F Bonds may have a substantially shorter life than the stated maturity of the 2026 Series E/F Bonds. The actual rate of principal payments on pools of mortgage loans may be influenced by a variety of economic, geographic, social and other factors and there is no reliable basis for predicting the actual average life of 2026 Series E/F MBS. Factors affecting prepayment of the mortgage loans underlying the 2026 Series E/F MBS may include changes in prevailing interest rates, changes in mortgagors' housing needs, job transfers, unemployment, mortgagors' net equity in the mortgaged properties, servicing decisions, the age and payment terms of the mortgages, the extent to which the mortgages are assumed or refinanced, the use of second-lien or other individualized financing arrangements and the requirements of the Program, including the requirements of the Code with respect to the assumption of mortgages funded with the proceeds of qualified mortgage bonds. The Issuer makes no representation as to the factors that will affect the prepayment of the mortgage loans underlying the 2026 Series E/F MBS or the relative importance of such factors. Factors not identified by the Issuer or discussed herein may significantly affect the prepayment of the 2026 Series E/F MBS.

Upon satisfaction of the conditions set forth in the Indenture, the Issuer may instruct the Trustee to apply moneys on deposit in subaccounts of the Redemption Fund related to other Series to redeem 2026 Series E/F Bonds and may instruct the Trustee to apply moneys on deposit in the Related subaccounts of the Redemption Fund to redeem Bonds of another Series under certain circumstances. Upon satisfaction of the conditions set forth in the Indenture, the Issuer may also instruct the Trustee to apply moneys on deposit in subaccounts of the Redemption Fund related to other Series to purchase Mortgage Loans and MBS related to the 2026 Series E/F Bonds or another Series and may instruct the Trustee to apply money on deposit in Related subaccounts of the Redemption Fund to make or purchase Mortgage Loans and MBS related to the 2026 Series E/F Bonds or another Series. See "DESCRIPTION OF THE 2026 SERIES E/F BONDS – Special Redemption – Cross Calls and Recycling." Such instruction may result in the 2026 Series E/F Bonds having a shorter or longer life.

The Issuer believes the assumptions described herein are reasonable, but cannot guarantee that actual results will not vary materially from such assumptions. If subsequent events do not correspond to such assumptions, the amount of revenues from Mortgage Loans and MBS, investment earnings and insurance proceeds available for the payment of principal of, Sinking Fund Installments for and interest on the Bonds and costs of operating the Program may be adversely affected.

Delays after Defaults on Mortgage Loans

In the event that a mortgagor defaults in the payment of a Mortgage Loan and the Issuer institutes foreclosure proceedings, there will be certain required time delays which, should they occur with respect to a sufficient number of Mortgage Loans, could disrupt the flow of revenues available for the payment of principal of, Sinking Fund Installments for and interest on the Bonds. These time delays derive from the procedures applicable to the collection of mortgage insurance or guarantees as well as those required under Idaho law for the enforcement of rights of mortgagees. Those procedures are described in "APPENDIX A – INSURANCE, GUARANTEES AND FORECLOSURE."

Certain mortgagors may be entitled to benefits under the Servicemembers' Civil Relief Act, as amended (the "Relief Act"). Under the Relief Act, a mortgagor may be granted certain forms of relief from his or her obligations under a mortgage loan during any period of active military service. Such relief may reduce Revenues during such period.

Interest Rate Contracts and Variable Rate Bonds

Amounts to be paid to the Issuer by the Related Interest Rate Contract Providers from time to time pursuant to the Related Interest Rate Contracts will be calculated based on notional amounts expected to correspond with the interest rates borne by the Related Variable Rate Bonds. Such notional amounts are structured to decline on a pro rata basis based on the projected decline of the outstanding amount for the Related Variable Rate Bonds. Under certain circumstances, the notional amount used to calculate the amounts to be paid to the Issuer by the Related Interest Rate Contract Provider pursuant to the Related Interest Rate Contract and the hedged portion of the outstanding principal amount of the Related Variable Rate Bonds may differ. Additionally, the Interest Rate Contract Rates may differ from the actual interest rates borne by the Related Variable Rate Bonds. Any differences from time to time between such notional amounts and the hedged portions of the outstanding principal amount of the Related Variable Rate Bonds and the respective Interest Rate Contract Rates and the interest rates borne by the Related Variable Rate Bonds will expose the Issuer to additional variable interest rate risk and will result in the Issuer's interest obligation with respect to the hedged portion of the Related Variable Rate Bonds not being on an approximately fixed rate basis.

Cybersecurity

The Issuer, the Trustee, Ginnie Mae, Fannie Mae, and Freddie Mac like many other public and private entities, rely on a technology environment to conduct their operations. As a recipient and provider of personal, private, or sensitive information, the Issuer, the Trustee, Ginnie Mae, Fannie Mae, and Freddie Mac are subject to multiple cyber threats including, but not limited to, hacking, viruses, malware, and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to their digital systems for the purpose of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that efforts to manage cyber threats and attacks will be successful or that any such attack will not materially impact the operations or finances of the Issuer, the Trustee, Ginnie Mae, Fannie Mae, or Freddie Mac and adversely affect timely payment on the 2026 Series E/F Bonds.

Business Disruption Risks

Certain external events, such as pandemics (including continued effects of the COVID-19 pandemic), natural disasters, severe weather, technological emergencies, riots, acts of war, terrorism or other circumstances could potentially disrupt the Issuer's ability to conduct its business. A prolonged disruption in the Issuer's operations could have an adverse effect on the Issuer's financial condition and results of operations.

Continuing Inflation

The State, like the rest of the nation, has recently experienced significant increases in costs of housing, food, and energy, in addition to associated wage and salary pressures. The Issuer anticipates that inflationary pressure, particularly in housing, wages, food, and energy prices, will continue for the foreseeable future.

Increased housing costs and rising interest rates for mortgage loans may have an adverse impact on the Issuer's operations; however, the Issuer cannot predict the extent of inflationary pressures on its operations.

OUTSTANDING BONDS, AUXILIARY OBLIGATIONS, AND OTHER GENERAL OBLIGATIONS

Bonds

The following series of Bonds were issued and are Outstanding under the General Indenture as of the date set forth below:

Bonds as of September 30, 2026

Series	Issued	Outstanding
2019 Series A	$29,860,000	$3,475,000
2019 Series C	30,490,000	11,170,000
2022 Series A	253,615,000	172,335,000
2023 Series A	80,285,000	64,465,000
2023 Series B	75,220,000	51,400,000
2023 Series C	150,295,000	131,715,000
2023 Series D	87,565,000	60,230,000
2023 Series E	206,785,000	120,955,000
2024 Series A	290,940,000	238,380,000
2024 Series B	244,850,000	181,595,000
2024 Series C	175,000,000	122,155,000
2025 Series A	250,000,000	219,250,000
2025 Series B	175,000,000	120,540,000
2025 Series C	196,345,000	193,355,000
2025 Series D	128,655,000	124,655,000
2025 Series E	175,000,000	168,320,000
2026 Series A	70,000,000	70,000,000
2026 Series B	30,000,000	30,000,000
Total	**$2,649,905,000**	**$2,083,995,000**

Auxiliary Obligations

In connection with the issuance of Bonds previously issued, the Issuer entered into certain Interest Rate Contracts and certain Liquidity Facilities. Certain obligations of the Issuer pursuant to such Auxiliary Agreements are secured by the pledge pursuant to the Indenture of Revenues. Certain of such obligations are obligations of the Issuer payable from and secured by the revenues and assets derived from the proceeds of the Bonds, as provided in the Indenture and other general revenues or moneys legally available therefor, and not pledged or encumbered to secure other obligations of the Issuer.

The Issuer has heretofore entered into Interest Rate Contracts and Liquidity Facilities with the following terms and parties and with respect to the following Series of Bonds issued and Outstanding under the General Indenture:

Interest Rate Contracts as of September 30, 2026

Series	Notional Outstanding	Fixed Rate	Floating Rate	Provider	Termination Date
2019 Series B-2	$45,000	4.370%	SOFR*68% + 0.277846%	Barclays Bank PLC	1/1/2027
2026 Series B	30,000,000	4.580%	SOFR + .05%	Royal Bank of Canada	1/1/2057
Total	**$30,045,000**				

Liquidity Facilities as of September 30, 2026

Series	Amount Outstanding	Provider	Termination Date
2023 Series B-2	$17,830,000	Federal Home Loan Bank of Des Moines	4/5/2028
2023 Series D-2	8,210,000	Federal Home Loan Bank of Des Moines	10/5/2027
2026 Series B	30,000,000	Royal Bank of Canada	7/16/2031
Total	**$56,040,000**		

Other General Obligations

The Issuer currently has other general obligations including certain lines of credit, commercial paper notes and Multifamily Housing Revenue Bonds. As of September 30, 2026, the lines of credit have an aggregate outstanding balance of $397,063,883 on a $550,000,000 total line of credit amount, the commercial paper notes have an aggregate outstanding balance of $250,000,000 and the Multifamily Housing Revenue Bonds (Sunset Landing Apartments Project), 2021 Series A Fixed Rate have an outstanding balance of $7,865,000.

MORTGAGE LOAN AND MBS PORTFOLIO

Mortgage Loans

The following table sets forth information with respect to the existing Mortgage Loans as of the date set forth below:

Mortgage Loans as of September 30, 2026

Series	Mortgage Rate	Mortgage Loans Outstanding[1]	Principal Balance of Mortgage Loans Outstanding
2019 Series A/B	3.88%-6.48%	67	$4,264,170
2019 Series C	2.13%-2.38%	26	5,385,357
2023 Series D-2	3.75%-7.13%	105	7,461,590
Additional Security[2]	3.49%-7.75%	468	20,184,425
Total		**666**	**$37,295,542**

(1) This table does not include DPA loans or Mortgage Loans backing MBS.
(2) Mortgage Loans held in the Additional Security Account and not allocated to any Series of Bonds.

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MBS

The following tables set forth information with respect to the existing MBS as of the date set forth below:

MBS as of September 30, 2026

Series	Weighted Average Pass-through Rate	MBS Type	Principal Balance of MBS Purchased	Principal Balance of MBS Outstanding
2019 Series A/B	3.49%	GNMA II	$40,643,079	$10,458,159
2019 Series C	3.77%	GNMA II	19,221,966	3,786,490
2022 Series A	5.13%	GNMA II	253,432,138	159,506,859
2023 Series A	5.49%	GNMA II	71,796,505	54,142,508
2023 Series B	5.68%	GNMA II	74,921,390	49,043,809
2023 Series C	5.19%	Multiple[(1)]	141,882,207	111,061,408
2023 Series D	6.00%	GNMA II	75,779,977	48,975,569
2023A / 2023C	5.00%	GNMA II	15,982,405	13,122,700
2023 Series E	6.59%	Multiple[(1)]	204,738,867	115,776,559
2024 Series A/B	5.41%	GNMA II	440,004,921	348,132,032
2024 Series B	6.41%	GNMA II	93,935,824	51,465,318
2023C / 2024A	5.05%	Multiple[(2)]	7,526,515	6,044,701
2024 Series C	6.13%	GNMA II	175,537,141	113,502,786
2025 Series A	5.81%	GNMA II	254,886,807	207,256,687
2025 Series B	5.67%	GNMA II	177,483,985	115,924,437
2025 Series C	5.37%	Multiple[(1)]	196,330,521	188,877,492
2025 Series D	5.75%	GNMA II	128,837,877	120,164,036
2025 Series E	5.88%	GNMA II	175,683,645	164,289,802
2026 Series A/B	5.22%	Multiple[(1)]	100,307,478	100,056,294
Additional Security	4.74%	Multiple[(3)]	55,574,367	42,635,412
Total			**$2,704,507,615**	**$2,024,223,058**

(1) GNMA II, Fannie Mae Certificates, and Freddie Mac Certificates.
(2) GNMA II and Freddie Mac Certificates.
(3) GNMA II and Fannie Mae Certificates.

Additional information relating to the type of MBS described in the table above is set forth below:

MBS Type as of September 30, 2026

MBS Type	Outstanding Balance	Percentage
GNMA II	$1,731,075,671	85.51%
Fannie Mae Certificates	170,353,478	8.42
Freddie Mac Certificates	122,793,909	6.07
Total	**$2,024,223,058**	**100.00%**

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Delinquencies Relating to Mortgage Loans and MBS

The following table sets forth delinquency information with respect to the existing Mortgage Loans and mortgage loans backing the existing MBS:

Delinquencies Relating to Mortgage Loans and MBS as of September 30, 2026

		60 Days Delinquent		90 Days Delinquent		Foreclosures	
Loan Balance Outstanding[(1)]	Loans Outstanding	Loans	% of Total Outstanding	Loans	% of Total Outstanding	Loans	% of Total Outstanding
$2,190,368,327	7,921	126	1.59%	467	5.90%	237	2.99%

(1) The outstanding balance of mortgage loans backing the existing MBS may not match the outstanding balance of the MBS due to factors that include multiple issuer MBS pools and delays in reporting MBS data.

New MBS

A portion of the proceeds of the 2026 Series E/F Bonds will be used to finance, or reimburse the Issuer for, the purchase of, or a participation interest in, the 2026 Series E/F MBS. See "FINANCING PLAN." The 2026 Series E/F MBS will be backed by pools of mortgage loans that have been or will be made by participating lenders or other lenders to qualified borrowers to finance the purchase of single-family residential housing located in the State or in the state of another Qualified Issuer of the 2026 Series E/F MBS. The 2026 Series E/F MBS are expected to have the characteristics in the table under the heading "– Estimated Weighted Average Lives of the "PAC" Bonds."

The 2026 Series E/F Indenture provides that the Issuer will voluntarily make a good faith effort to prepare (i) semiannual reports due on June 30 and December 31 of each calendar year beginning with the report for June 30, 2027, setting forth (a) a description of all 2026 Series E/F MBS purchased from proceeds of the 2026 Series E/F Bonds to the date thereof in substantially the form of APPENDIX G to this Official Statement related to the 2026 Series E/F Bonds and (b) the remaining amount held in the 2026 Series E/F Subaccount of the Acquisition Account, if any, and (ii) a final report setting forth the information in part (i) above within 10 Business days of the earlier of (a) the date the Issuer has determined that it has acquired all 2026 Series E/F MBS expected to be acquired with the proceeds of the 2026 Series E/F Bonds held in the 2026 Series E/F Subaccount of the Acquisition Account or (b) the date on which the proceeds of the 2026 Series E/F Bonds held in the 2026 Series E/F Subaccount of the Acquisition Account have been fully expended. Such final report will contain a certification by the Issuer to that effect. Issuer shall make a good faith effort to file said reports with EMMA on or prior to the applicable due dates set forth in the prior sentence, but failure to do so shall not be a default under the Indenture, and the Issuer shall have no further obligation to update the information so reported. Once the Issuer has so certified and filed its final report, no further reports will be provided.

Amounts made available by the proceeds of Additional Bonds may be used to finance the purchase of additional Mortgage Loans and additional MBS.

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LOAN INSURANCE

The following table sets forth information as of September 30, 2026 with respect to the existing Mortgage Loans.

Insurance/ Guaranty Provider	Number of Mortgage Loans	Outstanding Principal Balance	Percentage of Total (Number of Loans)	Percentage of Total (Amount)
Conv Uninsured	72	$2,916,288	10.81%	7.82%
Enact	73	5,348,268	10.96	14.34
FHA	352	19,495,526	52.85	52.27
FMHA/RD	66	3,844,275	9.91	10.31
IHFA/Risk Share	1	38,885	0.15	0.10
MGIC	21	1,375,314	3.15	3.69
None Required	46	2,058,787	6.92	5.52
Radian Ins.	3	250,546	0.45	0.67
REP	1	47,750	0.15	0.13
United Guaranty	2	140,008	0.30	0.38
VA	29	1,779,895	4.35	4.77
Total	**666**	**$37,295,542**	**100.00%**	**100.00%**

See "APPENDIX A – INSURANCE, GUARANTEES AND FORECLOSURE" for a description of the mortgage insurance or guaranty to be maintained with respect to the Mortgage Loans.

INVESTMENTS

As of September 30, 2026, the Issuer had the following investments and maturities:

Series	Subaccount	Approximate Amount	Rate	Maturity Date	Provider
2019A/B	Debt Service	$19,540	6.150%	1/28/2028	FNMA
2019A/B	Debt Service	10,843	6.005	7/28/2028	FHLB
2019A/B	Debt Service	9,941	6.125	11/15/2027	US Treasury Note
2019A/B	Debt Service	113,268	3.500	7/20/2049	GNMA II
2019A/B	Special Red.	31,191	3.500	7/20/2049	GNMA II
2019A/B	Revenue	59,416	6.500	11/15/2026	US Treasury Bond
2023D	Debt Service	580,724	5.410	4/17/2036	Federal Farm Cr
2019 Indenture	Add'l Security	26,145	5.700	8/3/2037	Federal Farm Cr
2019 Indenture	Add'l Security	21,371	6.005	7/28/2028	FHLB
2019 Indenture	Add'l Security	5,539	6.750	9/15/2029	FHLB
2019 Indenture	Add'l Security	106,830	6.500	11/15/2026	US Treasury Bond
2019 Indenture	Add'l Security	1,154,041	6.250	7/15/2032	FHLMC
2019 Indenture	Add'l Security	88,691	6.160	8/7/2028	FNMA
2019 Indenture	Add'l Security	79,160	6.150	1/28/2028	FNMA
	Total	**$2,306,700**			

SINGLE FAMILY MORTGAGE PROGRAM

Introduction

Under the Issuer's single family mortgage program (the "Program") the Issuer may purchase mortgage loans and/or MBS backed by mortgage loans made by Mortgage Lenders to finance the acquisition of Residential Housing by low-income persons and will service such mortgage loans. The Act provides that mortgage loans made or purchased by the Issuer be made to low-income persons as defined in the Act who are deemed by the Issuer, due to insufficient income and without any governmental assistance, unable to make the payments on decent, safe and sanitary housing.

The Issuer has also entered into the Cooperative Ventures to partner with housing finance agencies in certain other states to provide those agencies with assistance in the processing and servicing of mortgage loans for persons of lower income. Currently these states are: Connecticut, Iowa, Montana, New Mexico, Oregon, South Dakota, Texas, and Washington.

Reservation, Delivery and Making or Purchase of Mortgage Loans

The Issuer's Single Family Underwriting Guide described below (the "Single Family Underwriting Guide") references and incorporates a reservation procedure, which describes the steps a Mortgage Lender must take in order to receive a commitment for each mortgage loan to be sold to the Issuer. The reservation procedure requires a Mortgage Lender to have taken a loan application from a potential home buyer who has entered into a binding purchase contract with the seller of a residence. The lender must complete the loan lock reservation which can be updated during that day. The following business day the loan lock reservation will become a loan lock confirmation. The Mortgage Lender must then deliver the mortgage loan to the Issuer for purchase on or before the final mortgage delivery date. Following correction of any deficiencies in the mortgage loan, the Issuer will direct the Trustee to disburse funds to the Mortgage Lender for the making or purchase of any eligible mortgage loans ("Mortgage Loans") delivered to the Issuer. It is not expected that the Issuer will directly purchase any Mortgage Loans with the proceeds of the 2026 Series E/F Bonds, but will purchase 2026 Series E/F MBS containing such Mortgage Loans.

Where Tax-exempt Bonds have been issued and are funding the purchase of qualified mortgage loans either directly or through the purchase of such mortgage loans, in order to satisfy the requirements of the Code, the Issuer will reserve 20% of the amount of the proceeds of the Tax-exempt Bonds available for the making or purchase of mortgage loans for the making or purchase of mortgage loans for residences located in Targeted Areas. Except as otherwise provided in the Indenture, such amount will be reserved until all of such amount is used by the Issuer to make or purchase mortgage loans on Targeted Area Residences or a date at least one year after the date on which amounts are first made available for the making or purchase of such mortgage loans.

Mortgage Loan Discount, Purchase Price, and Servicing Acquisition

The Issuer will purchase mortgage loans based at a purchase price of 100% of the outstanding principal balance plus unpaid accrued interest to the date of funding or purchase. Mortgage Lenders may charge the mortgagor or the seller of a residence securing a mortgage loan a fee based on the option elected by the mortgagor.

All Mortgage Lenders who are not qualified under the Single-Family Servicing Guide described below ("Single Family Servicing Guide") to service mortgage loans must assign the servicing to the Issuer. In consideration for the assignment to the Issuer of servicing by any Mortgage Lenders the Issuer may pay to each such Mortgage Lender a transfer fee as of the date of purchase as further described below.

Down Payment Assistance

In connection with certain mortgage loans originated by Mortgage Lenders under the Program, borrowers from time to time may be allowed to request and obtain down payment assistance ("DPA"), the proceeds of which may, subject to Program guidelines and depending on funding available to the Issuer, be used toward such borrowers' closing costs or down payment expenses. DPA is secured by a second lien and is made by the Issuer concurrently with the first lien mortgage loan. No proceeds of the 2026 Series E/F Bonds are being used to fund DPA.

Commercial Paper Program

The Issuer has established a taxable commercial paper program to provide funds to make mortgage loans or to purchase mortgage loans from mortgage lenders on an interim basis, among other things. Prior to acquisition of Mortgage Loans or MBS by the Trustee from monies in the Acquisition Account, such Mortgage Loans or MBS will not be subject to the pledge and lien of the Indenture. If Mortgage Loans and MBS are acquired by the Issuer and held temporarily in its general fund in connection with its commercial paper program, such Mortgage Loans and MBS may be transferred to the Trustee at a price equal to the funding amount or purchase price paid by the Issuer therefor plus

accrued interest, whether or not delinquent or in default, if such Mortgage Loans and MBS satisfied Indenture and Program requirements as of the date of acquisition into the Issuer's general fund.

Requirements for Mortgage Loans

Mortgage loans financed with the proceeds of Tax-exempt Bonds must be made only to mortgagors who have not owned an interest in a principal residence during the three-year period prior to the date of execution of each respective mortgage which secures each such mortgage loan; provided, that such restriction does not apply with respect to mortgage loans secured by Targeted Area Residences or, in certain circumstances, to mortgage loans made to veterans. For such mortgage loans, each mortgagor must intend to occupy the unit as his or her principal place of residence and the Acquisition Cost of a residence financed with Bond proceeds may not exceed the lesser of (i) 90% (110% in the case of Targeted Area Residences) of the Average Area Purchase Price of previously occupied or new single family residences, as the case may be, for the statistical area in which the residence is located, or (ii) such Acquisition Cost limits as are established by the Issuer.

For mortgage loans described in the preceding paragraph, the term "Acquisition Cost" means the cost of acquiring a residence from the seller as a completed residential unit, including: (i) all amounts paid, either in cash or in kind, by the mortgagor (or a related party or for the benefit of the mortgagor) to the seller (or a related person or for the benefit of the seller) as consideration for the residence, (ii) the purchase price of the land and (iii) if the residence is incomplete, the reasonable cost of completing it (to the extent that the builder thereof normally completes work on similar residences which he builds, and so that occupancy thereof is legally permitted); but exclusive of (a) usual and reasonable settlement or financing costs (but only to the extent that such amounts do not exceed the usual and reasonable costs which would be paid by the mortgagor where financing is not provided through the proceeds of qualified mortgage bonds the interest on which is excludable from the gross income of the recipient for federal income tax purposes), and (b) the value of services performed by the mortgagor or members of his or her family in completing the residence.

With respect to mortgage loans described two paragraphs above, the term "Average Area Purchase Price" means the most current average area purchase price under the safe harbor limitations from time to time published by the United States Department of the Treasury for each applicable Metropolitan Statistical Area or other area within the State, stated separately with respect to residences which have not been previously occupied and residences which have been previously occupied; provided, however, that in lieu of such safe harbor limitations, the average area purchase price shall be determined by the Issuer in accordance with the Code but only upon receipt by the Issuer of an opinion of bond counsel that the use of the average area purchase price so determined by the Issuer will not cause interest on Tax-exempt Bonds to become included in gross income for purposes of federal income taxation. Average Area Purchase Prices will be revised by the Issuer as subsequently published by the United States Department of the Treasury or as shall be determined by the Issuer as the average purchase price of all newly constructed and existing single-family residences in the applicable statistical area for the most recent 12-month period. The Issuer has determined acquisition cost limits that comply with the applicable provisions of the Code.

Each mortgage loan made by the Issuer or purchased by the Issuer from a Mortgage Lender (i) will meet the loan-to-value requirements for the applicable FHA Mortgage Insurance, VA or Rural Housing and Community Development Service Guaranty or (ii) will have acceptable private mortgage insurance meeting Fannie Mae or Freddie Mac guidelines, or, if uninsured, will have a loan to value ratio of 80% or less. Each mortgage loan will be secured by a mortgage which constitutes a first lien on real property, subject only to certain permitted encumbrances. See "SINGLE FAMILY MORTGAGE PROGRAM – Mortgage Loan Purchase Contracts."

Mortgage loans which are made or purchased under the Program shall be FHA insured or VA or Rural Housing and Community Development Service guaranteed or shall constitute Uninsured Mortgage Loans. These programs are summarized in Appendix A.

The Issuer or the seller of a residence may buy down the interest rate on mortgage loans with its own funds as permitted by FHA, VA, the Rural Housing and Community Development Service.

Mortgage Loan Purchase Contracts

Purchases of mortgage loans from Mortgage Lenders are made pursuant to Mortgage Loan Purchase Contracts, each of which incorporates by reference the terms and provisions of the Single-Family Underwriting Guide, the Single-Family Servicing Guide, the Issuer's rules and regulations and related documents. Each Mortgage Loan Purchase Contract provides for the sale of mortgage loans to be purchased with proceeds of Bonds. The Mortgage Loan Purchase Contract contemplates that the Issuer will evidence its commitment to purchase a mortgage loan with a Mortgage Confirmation Statement, which relates to a specific mortgagor, residence and mortgage loan amount for which the Mortgage Lender reserved funds with the Issuer pursuant to the reservation procedures described herein. The Single-Family Underwriting Guide also provides that an origination fee equal to one percent (1%) of each mortgage loan may be charged by a Mortgage Lender to a mortgagor and servicing fees may also be collected by the Issuer as well, which servicing fee is included in the Mortgage Note rate.

All Mortgage Lenders who are not qualified under the Single-Family Servicing Guide to service mortgage loans must assign the servicing to the Issuer. Most Mortgage Lenders are not so qualified. In consideration for the assignment to the Issuer of servicing by any Mortgage Lenders the Issuer may pay to each such Mortgage Lender from the moneys in the related Acquisition Account a transfer fee which on average is approximately 2.00% to 2.25% of the outstanding principal balance of each mortgage loan as of the date of purchase.

Each Mortgage Loan Purchase Contract (the "Mortgage Loan Purchase Contract") incorporates certain representations and warranties of Mortgage Lenders with respect to mortgage loans delivered thereunder and with respect to the servicing of such mortgage loans.

The Mortgage Lender will warrant, represent, covenant and agree each time it sells a mortgage loan to the Issuer to be purchased with proceeds of Bonds that such mortgage loan will meet the conditions required by the Mortgage Loan Purchase Contract which will satisfy the Mortgage Loan requirements of the Indenture.

For mortgage loans financed from proceeds of Tax-exempt Bonds, prior to a purchase by the Issuer of each mortgage loan to be purchased with proceeds of Bonds with respect to a residence (including as part of such residence all land financed by the mortgage loan), the Issuer shall obtain affidavits executed by each mortgagor and each seller and a certificate of the Mortgage Lender with respect to such residence designed to ensure compliance with the Code.

The Issuer reserves the right to modify or otherwise change its procedures under the Program from time to time on the basis of its experience in order to meet changed conditions. To the extent that such modifications or changes are made, the Issuer will be governed by the Act and by the covenants contained in the Indenture.

Single Family Underwriting Guide

For mortgage loans purchased by the Issuer, the Single Family Underwriting Guide is referenced and incorporated in the Mortgage Loan Purchase Contract and describes the Program and contains representations, warranties, covenants and agreements of the Mortgage Lender to the Issuer, certain of which relate to: (i) the legality and validity of the mortgage loans and related documents; (ii) the existence and conveyance to the Issuer of a valid first lien (subject only to current taxes and assessments not yet due and payable, and encumbrances permitted by the Issuer) on mortgaged property, located in the State and held in fee simple; (iii) the absence of delinquencies with respect to payments on each mortgage loan; (iv) the absence of defaults under each mortgage loan; (v) the Mortgage Lender's right to sell each mortgage loan to the Issuer; (vi) the existence and validity of hazard insurance on the mortgaged property in an amount equal to at least 100% of the insurable value of the mortgaged property on a replacement cost basis; (vii) compliance by the Mortgage Lender with all requirements relating to the insurance or guaranty, if any, of the mortgage loan; (viii) compliance with the requirements of the Code if applicable; (ix) to the effect that required insurance or guaranty, if any, will inure to the benefit of the Issuer and (x) to the effect that each mortgage loan made or purchased by the Issuer would in all respects (excluding the interest rate on the mortgage loan) be a prudent investment. The Issuer has the right to decline to make or purchase any mortgage loan offered to it if, in the reasonable opinion of the Issuer, the mortgage loan does not conform to the requirements of the Act or the Underwriting Guide. See "Mortgage Loan Purchase Contracts" above.

The Underwriting Guide may be amended or supplemented from time to time, provided any such amendment or supplement does not adversely affect the rights or security of the Holders of the Bonds.

Single Family Servicing Guide

The Single-Family Servicing Guide, also incorporated by reference in each Mortgage Loan Purchase Contract, provides that each Mortgage Lender selling mortgage loans to the Issuer shall service such mortgage loans or assign the servicing to the Issuer. In performing functions as a servicer of mortgage loans the Issuer shall follow all servicing procedures and guidelines set forth in the Single-Family Servicing Guide. Any Mortgage Lender who is not qualified under the Servicing Guide to service mortgage loans must assign the servicing to the Issuer. The Issuer is currently servicing all mortgage loans originated under its Single-Family Program. The Issuer reserves the right to assign the servicing of any mortgage loans for which it is the servicer to any other servicer who is qualified under the Servicing Guide; provided, however, that Servicing Fees to be paid to or retained by the Mortgage Lender assignee may not exceed the amount set forth in the most recent Cash Flow Statement.

The Servicing Guide contains certain representations and warranties to be made with respect to the servicing of mortgage loans, certain of which relate to: (i) the servicing of mortgage loans in accordance with accepted mortgage practices of prudent lending institutions in the State or with such other standards as are required to maintain the insured or guaranteed status of any mortgage loans; and (ii) the maintaining of adequate mortgage servicing facilities and personnel. The Servicing Guide provides that the obligation of the servicer to cause insurance to be maintained shall be absolute, regardless of any failure or refusal by a mortgagor to pay in timely fashion the premiums therefor. The Issuer is obligated to reimburse a servicer for the full amount of any such premium so paid by such servicer in the event of any failure or refusal by any mortgagor to make payment of such premiums following foreclosure of mortgage loans. The Servicing Guide also provides that the servicer shall notify the Issuer of any mortgage loan which is delinquent and of any charges not paid and which could become a lien on the mortgaged property superior to the lien of the Mortgage. The Servicing Guide contemplates that the servicer will act on behalf of the Issuer, at the Issuer's expense, in any foreclosure or similar proceedings. Currently, the Issuer services all mortgage loans purchased from Mortgage Lenders.

The Servicing Guide may be amended or supplemented from time to time, provided that any such amendment or supplement does not in any manner impair or adversely affect the rights or security of the Holders of the Bonds.

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE

The Indenture, copies of which are available from the Issuer and the Trustee, contains various covenants and security provisions, some of which are summarized herein.

Definitions of Certain Terms

"Accreted Value" means, with respect to each compound interest Bond as of any date of calculation, an amount equal to the sum of (i) the principal amount of such Bond, plus (ii) any interest that has been compounded, i.e., any interest amount that is itself then bearing interest, all determined as of such date.

"Act" means the Idaho Code, Title 67, Chapter 62, as amended or supplemented from time to time.

"Additional Bonds" means Bonds authenticated and delivered pursuant to the General Indenture (other than the initial Bonds).

"Additional Security" means any loans, MBS or other assets transferred to the Trustee to be pledged to the payment of the Bonds under the General Indenture.

"Additional Security Account" means the account so designated, which is created and established in the Revenue Fund by the General Indenture to hold the Additional Security in accordance with the General Indenture and which may contain subaccounts Related to a Series as provided for in a Related Series Indenture.

"Aggregate Debt Service" means, for any particular period, the Debt Service Payments becoming due and payable on all Payment Dates during such period with respect to the Bonds and Auxiliary Obligations.

"Aggregate Principal Amount" means, as of any date of calculation, the principal amount or Accreted Value of the Bonds referred to.

"Amortized Value" means, when used with respect to an Investment Obligation purchased at a premium above or at a discount below par, the value as of any given date obtained by dividing the total amount of the premium or the discount at which such Investment Obligation was purchased by the number of days remaining to the first call date (if callable) or the maturity date (if not callable) of such Investment Obligations at the time of such purchase and by multiplying the amount so calculated by the number of days having passed from the date of such purchase; and (a) in the case of an Investment Obligation purchased at a premium, by deducting the product thus obtained from the purchase price and (b) in the case of an Investment Obligation purchased at a discount, by adding the product thus obtained to the purchase price.

"Asset Requirement" means the requirement that, as of any date of calculation, the sum of (a) amounts held in the Revenue Fund, Acquisition Account, Debt Service Fund, Redemption Fund and Debt Service Reserve Fund, and (b) the aggregate unpaid principal balance of the MBS and Mortgage Loans, be at least equal to 102% of the aggregate principal amount of Bonds then Outstanding or such lower percentage as will not adversely affect the then existing rating on the Bonds by each Rating Agency then rating the Bonds.

"Auxiliary Agreements" means Interest Rate Contracts and Liquidity Facilities.

"Authorized Officer" means the Chairman, Vice Chairman, Secretary-Treasurer, President and Executive Director, Chief Financial Officer or Assistant Secretary-Treasurer of the Issuer, or any other officer or employee of the Issuer, authorized to perform the particular acts or duties by resolution duly adopted by the Issuer.

"Auxiliary Agreement Providers" means Interest Rate Contract Providers and Liquidity Facility Providers.

"Auxiliary Obligations" means obligations of the Issuer for the payment of money under Auxiliary Agreements.

"Bond Counsel" means any attorney or firm of attorneys of nationally recognized standing in the field of municipal law whose opinions are generally accepted by purchasers of municipal bonds, appointed from time to time by the Issuer.

"Bond Year" means, with respect to the 2026 Series E/F Bonds, the twelve-month period ending on the date specified by the 2026 Series E/F Indenture.

"Borrower" means the maker of, and any other party obligated on, a Mortgage Loan in connection with the acquisition, refinancing or rehabilitation of Residential Housing.

"Business Day" means, except as set forth in a Series Indenture, any day (a) on which banks in the cities in which the respective principal offices of the Paying Agent, the Bond Registrar, the Trustee and Related Auxiliary Agreement Providers are located are not required or authorized by law to be closed and (b) on which the New York Stock Exchange is open.

"Cash Flow Statement" means, with respect to any particular Bonds and Auxiliary Obligations, an Issuer Certificate (a) setting forth, for the then current and each future Bond Year during which such Bonds and Auxiliary Obligations will be Outstanding, and taking into account (i) any such Bonds expected to be issued or redeemed or purchased for cancellation in each such Bond Year upon or in connection with the filing of such Certificate (for which purpose, if such Issuer Certificate is delivered as of a date prior to a scheduled mandatory tender date for any Variable Rate Bonds, the Purchase Price of all such Variable Rate Bonds subject to scheduled mandatory tender on such tender date shall be assumed to be due and payable on such mandatory tender date), (ii) any such Auxiliary Obligations expected to be incurred upon or in connection with the filing of such Certificate, (iii) the interest rate, purchase price

or funding amount, discount points and other terms of any Related Mortgage Loans, and (iii) the application, withdrawal or transfer of any moneys, MBS, Mortgage Loans or other assets expected to be applied, withdrawn or transferred upon or in connection with the filing of such Certificate:

(A) the amount of Mortgage Repayments and Prepayments reasonably expected to be received by the Issuer in each such Bond Year from Related Mortgage Loans or Related MBS, together with Related Investment Revenues, Related Interest Rate Contract Revenues and amounts reasonably expected to be received in connection with DPA, and other moneys (including without limitation moneys in any special escrows established with the Trustee) that are reasonably expected to be available to make Related Debt Service Payments and to pay Related Program Expenses and to pay the Purchase Price of any such Variable Rate Bonds subject to mandatory tender on any such tender date; and

(B) the Aggregate Debt Service for each such Bond Year on all such Bonds and Auxiliary Obligations reasonably expected to be Outstanding, together with the Related Program Expenses reasonably estimated for each such Bond Year;

and (b) showing that in each such Bond Year the aggregate of the amounts set forth in clause (a)(A) of this definition exceeds the aggregate of the amounts set forth in clause (a)(B) of this definition. Reference to a Cash Flow Statement with respect to a Series shall be taken to mean a Cash Flow Statement with respect to such Series and any Related Auxiliary Obligations and any other Series and Related Auxiliary Obligations to which such Series has been linked for Cash Flow Statement purposes.

"Code" means the Internal Revenue Code of 1986, as amended, and the regulations of the United States Treasury Department promulgated thereunder.

"Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Issuer and dated the date of issuance and delivery of the 2026 Series E/F Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Cooperative Venture" means a cooperative venture under the Act between the Issuer and a housing finance agency in another state where the Issuer has agreed to assist that agency in servicing mortgage loans of such agency and related matters.

"Costs of Issuance" means the items of expense payable or reimbursable directly or indirectly by the Issuer and other costs incurred by the Issuer, all related to the authorization, sale and issuance of Bonds, the execution and delivery of Auxiliary Agreements and the establishment of the Program, which costs and items of expense shall include, but not be limited to, underwriters' compensation, printing costs, costs of developing, reproducing, storing and safekeeping documents and other information processing or storage of materials, equipment and software related to the Bonds, filing and recording fees, travel expenses incurred by the Issuer in relation to such issuance of Bonds or for the Program, initial fees and charges of the Trustee, the Bond Registrar and the Paying Agent, initial premiums with respect to insurance required by the Indenture to be paid by the Issuer or by the Trustee, legal fees and charges, consultants' fees, accountants' fees, costs of bond ratings, and fees and charges for execution, transportation and safekeeping of the Bonds.

"Covenant Default" means an Event of Default described in clause (c) of the section "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Events of Default."

"Debt Service Payment" means, when used with respect to any Payment Date, the sum of the (a) interest, if any, (b) Principal Installments, if any, and (c) Auxiliary Obligations, if any, due and payable on such date with respect to the Bonds and Auxiliary Agreements referred to.

"Debt Service Reserve Fund Credit Facility" means a letter of credit, insurance policy, surety bond, or other credit facility provided to the Trustee by a bank, insurance company or other financial institution whose senior unsecured debt obligations are, or whose claims paying ability is, at the time of the delivery of such Debt Service Reserve Fund Credit Facility, rated in at least the top two rating categories, without regard to modifier, by at least one

Rating Agency, which provides for payment when due, in accordance with the terms thereof, of the principal or redemption price of and/or interest on the Bonds.

"Debt Service Reserve Fund Requirement" means 5% of the outstanding aggregate principal amount of the mortgage loans not securitized by an MBS and not including such percentage of any mortgage loans held in the Additional Security Account.

"Defeasance Obligations" means Investment Obligations that (a) are described in clause (i) of the definition of "Investment Obligations" and (b) are not subject to redemption by the issuer thereof prior to their maturity.

"Depository" means any bank, trust company, or savings and loan association (including any Fiduciary) selected by the Issuer and approved by the Trustee as a depository of moneys, MBS, Mortgage Loans or Investment Obligations held under the provisions of the Indenture, and its successor or successors.

"DPA" means down payment assistance provided to a mortgagor in connection with a Mortgage Loan. The DPA may contain such terms, interest rate and other provisions determined by the Issuer prior to the issuance of a Series of Bonds funding the Mortgage Loan and related DPA.

"Eligible Borrower" means a person or a family qualifying as a mortgagor for a Mortgage Loan under determinations made by the Issuer in accordance with the Act or under determinations made by another state housing finance agency under its programs in a Cooperative Venture. Such term shall not apply to any borrower under a mortgage loan which is not part of the Issuer's Mortgage Loan Program or part of a Cooperative Venture.

"Escrow Payment" means all payments made by or on behalf of the obligor of a Mortgage Loan in order to obtain or maintain mortgage insurance or guaranty coverage of, and fire and other hazard insurance with respect to, a Mortgage Loan, and any payments required to be made with respect to such Mortgage Loan for taxes, other governmental charges and other similar charges required to be escrowed under the Mortgage.

"Fannie Mae" means Fannie Mae, a corporation organized and existing under the Federal National Mortgage Association Charter Act, 12 U.S.C., Section 1716 et seq., and its successors and assigns.

"Fannie Mae Certificate" means a single pool, guaranteed mortgage, pass-through certificate, bearing interest at the Pass-Through Rate, issued by Fannie Mae, guaranteed as to timely payment of interest and principal by Fannie Mae and backed by conventional mortgage loans, which will mature not later than the date set forth in the applicable Series Indenture.

"Fannie Mae Certificate Purchase Price" means the percentage of the principal balance of the applicable pool of mortgage loans on record at Fannie Mae on the first day of the month of purchase, or such other percentage of such principal balance as may be reported by the Issuer to the Trustee upon the acquisition of the related Fannie Mae Certificate.

"FHA" means the Federal Housing Administration and any agency or instrumentality of the United States of America succeeding to the mortgage insurance functions thereof.

"FHA Experience" means the prepayment rate on a cumulative basis set forth for thirty-year loans in the "FHA Survivorship and Decrement Tables as of June 30, 1991, Based on Aggregate Insurance and Termination Experience for Home Mortgages Insured Since 1970, Section 203, U.S. Totals, 30-Year Term."

"Fiduciary" means the Trustee, the Bond Registrar, the Paying Agent or a Depository or any or all of them, as may be appropriate.

"Fiduciary Expenses" means the fees and expenses of Fiduciaries, except Servicing Fees payable to such Persons.

"Freddie Mac" means the Federal Home Loan Mortgage Corporation or any successor thereto.

"Freddie Mac Certificate" means a mortgage participation certificate issued by Freddie Mac and representing an undivided interest in a pool of conventional mortgage loans identified by a particular alphanumeric number and CUSIP number, guaranteed as to timely payment of principal and interest by Freddie Mac and bearing interest at the Pass-Through Rate, which will mature not later than the date set forth in the applicable Series Indenture.

"Freddie Mac Certificate Purchase Price" means the percentage of the principal balance of the applicable pool of mortgage loans on record at Freddie Mac on the first day of the month of purchase, as reported by the Issuer to the Trustee upon the acquisition of the related Freddie Mac Certificate.

"General Obligation Bond" means a Bond, the payment of principal of and interest on which is a General Obligation of the Issuer.

"General Obligations" means Bonds or Auxiliary Obligations secured or additionally secured, as provided in the Related Series Indenture, by a pledge of general revenues or moneys of the Issuer legally available therefor, and not pledged or otherwise encumbered to secure other obligations of the Issuer and subject to the Issuer's right at any time to apply such revenues and moneys to any lawful purpose.

"Ginnie Mae" means the Government National Mortgage Association, a wholly owned corporate instrumentality of the United States within the Department of Housing and Urban Development or any successor to its functions.

"Ginnie Mae Certificate" means a fully modified, mortgage backed security (which may be issued under either the GNMA I Program or the GNMA II Program) bearing interest at the Pass-Through Rate, issued by the Issuer or other Qualified Issuer, registered in the name of the Trustee and guaranteed as to timely payment of principal and interest by Ginnie Mae pursuant to Section 306(g) of Title III of the National Housing Act of 1934 and the regulations promulgated thereunder backed by FHA insured mortgage loans, VA guaranteed mortgage loans or other mortgage loans insured or guaranteed by an eligible Governmental Insurer, which will mature not later than the date set forth in the applicable Series Indenture.

"Ginnie Mae Certificate Purchase Price" means the percentage of the principal balance of the applicable pool of Mortgage Loans on record at Ginnie Mae on the first day of the month of purchase, as reported by the Issuer to the Trustee upon the acquisition of the related Ginnie Mae Certificate.

"GMI" means governmental mortgage insurance or guaranty issued by a Governmental Insurer and providing primary mortgage insurance or guaranty coverage of a Mortgage Loan in accordance with the requirements of the Related Series Indenture.

"Governmental Insurer" means FHA, VA or the Rural Housing and Community Development Service of the Department of Agriculture.

"Guide" means each respective Single Family Underwriting Guide and each respective Single Family Servicing Guide incorporated by reference into each respective Mortgage Purchase Agreement, as the same may be amended from time to time.

"Indenture" means the General Indenture authorized, executed and issued by an Authorized Officer and any amendments or supplements made in accordance with its terms, including all Series Indentures.

"Interest Payment Date" means, for each Bond, any Payment Date upon which interest on such Bond is due and payable in accordance with the Related Series Indenture.

"Interest Rate Contract" means an interest rate exchange or swap contract, a cash flow exchange or swap contract, any derivative of such contracts, including forward swaps and options to enter into swaps, and interest rate floors, caps or collars, entered into between the Issuer and an Interest Rate Contract Provider.

"Interest Rate Contract Provider" means a Person that is a party to an Interest Rate Contract with the Issuer with respect to specified Bonds and whose credit rating by each nationally recognized rating agency then rating the Bonds is sufficiently high to maintain the then current rating on such Bonds by such rating agency or the equivalent of such rating by virtue of guarantees or insurance arrangements.

"Interest Rate Contract Revenues" means all payments and receipts received by the Issuer under an Interest Rate Contract.

"Investment Obligations" means and includes any of the following which at the time are legal investments for fiduciaries under the laws of the State for moneys held under the Indenture which are then proposed to be invested therein: (i) direct general obligations of the United States of America; (ii) obligations the payment of the principal of and interest on which is unconditionally guaranteed by the United States of America; (iii) direct and general obligations of any state within the United States of America or of any political subdivision thereof, provided that at the time of purchase such obligations are rated by each nationally recognized rating agency then rating the Bonds sufficiently high to maintain the then current rating on the Bonds by such rating agency; (iv) senior bonds, debentures, participation certificates, notes, collateralized mortgage obligations or mortgage backed securities issued by any of the following: Bank for Cooperatives, Federal Financing Bank, Federal Land Banks, Federal Intermediate Credit Banks, Federal National Mortgage Association (excluding mortgage strip securities valued greater than par), Export-Import Bank of the United States, Farmers Home Administration, Federal Home Loan Mortgage Corporation (but, with respect to participation certificates thereof, only to the extent that the payment of principal on such participation certificates is guaranteed as to timely payment) or Government National Mortgage Association, or any other agency or corporation which has been or may hereafter be created by or pursuant to an Act of the Congress of the United States as an agency or instrumentality thereof whose obligations are unconditionally guaranteed by the United States of America; (v) public housing bonds, temporary notes or preliminary loan notes fully secured by contracts with the United States of America; (vi) negotiable or non-negotiable certificates of deposit, time deposits or other similar banking arrangements which are (A) issued by any bank or trust company whose negotiable or non-negotiable certificates of deposit, time deposits or other similar banking arrangements are rated at the time of their issuance by each nationally recognized rating agency then rating the Bonds sufficiently high to maintain the then current rating on the Bonds by such rating agency or (B) collateralized by Investment Obligations described in (i) or (ii) above having a market value at all times (exclusive of accrued interest) at least equal to the greater of 100% of the amount of such deposit or similar banking arrangement or such other amount as shall be acceptable to each nationally recognized rating agency then rating the Bonds in order for each such rating agency to maintain the rating then in effect on the Bonds; provided, however, that such collateral shall be in the possession of the Trustee or a third party acting as agent for the Trustee; (vii) repurchase agreements which are (A) with any institution whose long-term debt securities have a rating sufficiently high to maintain the then current rating on the Bonds by each nationally recognized rating agency then rating the Bonds (or equivalent rating of short term obligations if the investment is for a period not exceeding 3 years), or (B) collateralized by Investment Obligations described in (i) or (ii) above having a market value at all times (exclusive of accrued interest) at least equal to the greater of 100% of the amount of the repurchase price payable with respect to such repurchase agreement or such other amount as shall be acceptable to each nationally recognized rating agency then rating the Bonds in order for each such rating agency to maintain the rating then in effect on the Bonds; provided, however, that in the case of collateralized Investment Obligations, such collateral shall be in the possession of the Trustee or a third party acting as agent for the Trustee; (viii) units of a money market fund comprised solely of obligations guaranteed by the full faith and credit of the United States of America which have a rating from each nationally recognized rating agency then rating the Bonds sufficiently high to maintain the then current rating on the Bonds by such rating agency; (ix) units of a money market or mutual fund or any other investment which has a rating sufficiently high to maintain the then current rating on the Bonds by each Rating Agency; (x) general obligations of an Investment Provider under investment agreements; (xi) Mortgage Loans insured by the FHA and (xii) municipal obligations, the payment of principal and redemption price, if any, and interest on which is irrevocably secured by obligations of the type referred to in clauses (i) or (ii) above and which obligations have been deposited in an escrow arrangement which is irrevocably pledged to the payment of such municipal obligations and which municipal obligations are rated in the highest rating category for comparable types of obligations by each Rating Agency then maintaining a rating on the Bonds. The Issuer and the Trustee may rely upon a Counsel's Opinion in determining what constitutes an "Investment Obligation" at any particular time.

"Investment Providers" means any commercial bank or trust company, bank holding company, investment company or other entity (which may include the Trustee, the Bond Registrar or the Paying Agent), whose credit rating (or the equivalent of such rating by virtue of guarantees or insurance arrangements) by each nationally recognized rating agency then rating the Bonds is sufficiently high to maintain the then current rating on such Bonds by such rating agency or is otherwise acceptable to each such rating agency in order to maintain the then current rating on such Bonds by such rating agency which Investment Providers shall be approved by the Issuer for the purpose of providing investment agreements.

"Investment Revenues" means amounts earned on investments (other than MBS and Mortgage Loans) credited to any Fund or Account pursuant to the Indenture (including gains upon the sale or disposition of such investments) except the Rebate Requirement.

"Issuer" means the Idaho Housing and Finance Association, the independent public body corporate and politic created by the Act, and any body, authority, agency or other entity which may hereafter by law succeed to the powers, duties and functions of the Issuer.

"Issuer Certificate" means, as the case may be, a document signed by an Authorized Officer of the Issuer either (i) attesting to or acknowledging the circumstances, representations or other matters therein stated or set forth or (ii) setting forth matters to be determined by such Authorized Officer pursuant to the Indenture.

"Issuer Payment Account" means the Account so designated, which is created and established in the Debt Service Fund with respect to General Obligations by the Indenture.

"Issuer Request" means a written request or direction of the Issuer signed by an Authorized Officer.

"MBS" means, collectively, the Ginnie Mae Certificates, the Fannie Mae Certificates and the Freddie Mac Certificates and any Uniform Mortgage-Backed Securities issued and guaranteed by Fannie Mae or Freddie Mac, as applicable, and as provided for by law. In the event that only a portion of or interest in an MBS is acquired under the Indenture, references herein to such MBS shall be interpreted and applied to relate to such portion or interest.

"Mortgage" means a deed of trust securing a Mortgage Loan and constituting a first lien on real property (such property held in fee simple by the mortgagor) improved by Residential Housing.

"Mortgage Lender" means any bank or trust company, Federal National Mortgage Association-approved mortgage banker, savings bank, national banking association, life insurance company, credit union, or other financial institution or governmental agency which is approved by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation or which is an FHA approved direct endorsement lender and a VA approved automatic lender, and is deemed eligible under the Program, and the Issuer.

"Mortgage Loan" means a permanent loan secured by a Mortgage for the purchase of owner-occupied Residential Housing made to an Eligible Borrower which is made or purchased by the Issuer pursuant to the Program and which loan satisfies the requirements of the Act and the Indenture, provided, that for purposes of the pledge and lien of the Indenture, the term "Mortgage Loan" shall only include Mortgage Loans acquired by the Trustee from money in the Acquisition Account.

"Mortgage Purchase Agreement" means an agreement between the Issuer and/or a housing finance agency under a Cooperative Venture and a Mortgage Lender, relating to the commitment to purchase a Mortgage Loan, as such agreement may from time to time be amended, substituted or supplemented.

"Mortgage Repayments" means, with respect to any Mortgage Loan or other mortgage loans or the Related MBS, the amounts received by or for the account of the Issuer as scheduled payments of principal and interest on such Mortgage Loan or other mortgage loans or the Related MBS, by or on behalf of a borrower to or for the account of the Issuer and does not include Prepayments, Servicing Fees or Escrow Payments.

"Mortgage Revenues" means all Revenues other than Investment Revenues and Interest Rate Contract Revenues.

"Outstanding" means, when used with respect to all Bonds as of any date, all Bonds theretofore authenticated and delivered under the Indenture except:

(a) any Bond cancelled or delivered to the Bond Registrar for cancellation on or before such date;

(b) any Bond (or any portion thereof) (i) for the payment or redemption of which there shall be held in trust under the Indenture and set aside for such payment or redemption, moneys and/or Defeasance Obligations maturing or redeemable at the option of the holder thereof not later than such maturity or redemption date which, together with income to be earned on such Defeasance Obligations prior to such maturity or redemption date, will be sufficient to pay the principal or Redemption Price thereof, as the case may be, together with interest thereon to the date of maturity or redemption, and (ii) in the case of any such Bond (or any portion thereof) to be redeemed prior to maturity, notice of the redemption of which shall have been given in accordance with the Indenture or provided for in a manner satisfactory to the Bond Registrar;

(c) any Bond in lieu of or in exchange for which another Bond shall have been authenticated and delivered pursuant to the Indenture; and

(d) any Bond deemed to have been paid as provided in the General Indenture;

and, with respect to any Auxiliary Obligations, means Auxiliary Obligations which have not been paid or otherwise satisfied.

"Pass-Through Rate" means the rate of interest on an MBS reported by the Issuer to the Trustee upon the acquisition of such MBS, equal to the rate of interest on the Mortgage Loans underlying such MBS less authorized Servicing Fees (including the guarantee fee charged by Ginnie Mae, Fannie Mae or Freddie Mac, as applicable).

"Payment Date" means for each Bond, each date on which interest or a Principal Installment or both are payable on such Bond and for each Auxiliary Obligation, each date on which an amount is payable with respect to such Auxiliary Obligation, and unless limited, means all such dates.

"Person" means an individual, partnership, corporation, trust or unincorporated organization or a government or any agency, instrumentality, program, account, fund, political subdivision or corporation thereof.

"Prepayment" means any moneys received or recovered by or for the account of the Issuer from any unscheduled payment of or with respect to principal (including any penalty, fee, premium or other additional charge for prepayment of principal which may be provided by the terms of a MBS or Mortgage Loan or other mortgage loan, but excluding any Servicing Fees with respect to the collection of such moneys) on any MBS or Mortgage Loan or other mortgage loan prior to the scheduled payments of principal called for by such MBS or Mortgage Loan or other mortgage loan, whether (a) by voluntary prepayment made by a borrower or (b) as a consequence of the damage, destruction or condemnation of the mortgaged premises or any part thereof or (c) by the sale, assignment, endorsement or other disposition of such MBS or Mortgage Loan or other mortgage loan by the Issuer or (d) in the event of a default thereon by the Borrower, by the acceleration, sale, assignment, endorsement or other disposition of such MBS or Mortgage Loan or other mortgage loan by the Issuer or by any other proceedings taken by the Issuer.

"Principal Installment" means, as of any date of calculation, and for any Payment Date, (a) the principal amount or Accreted Value of all Bonds due and payable on such date, plus (b) any Sinking Fund Installments due and payable on such date.

"Program" means the Issuer's Single Family Mortgage Program pursuant to which the Issuer has determined to make, purchase, finance or service Mortgage Loans in accordance with the Act and the Rules and the Indenture and

to assist other state housing finance agencies under a Cooperative Venture with activities relating to the servicing of Mortgage Loans.

"Program Expenses" means all the Issuer's expenses of administering the Program under the Indenture and the Act and shall include without limiting the generality of the foregoing; salaries, supplies, utilities, labor, materials, office rent, maintenance, furnishings, equipment, machinery and apparatus, including information processing equipment; software, insurance premiums, credit enhancement fees, legal, accounting, management, consulting and banking services and expenses; Fiduciary Expenses; remarketing fees; Costs of Issuance not paid from proceeds of Bonds; and payments to pension, retirement, health and hospitalization funds; and any other expenses required or permitted to be paid by the Issuer.

"PSA Experience" means the prepayment rate on a cumulative basis set forth for thirty-year mortgage loans in the Securities Industry and Financial Markets Association prepayment standard or model, which assumes an increasingly larger percentage of the mortgage loans prepaying each month for the first 30 months of the mortgage lives and then assumes a constant prepayment rate of six percent (6%) of the unpaid principal balance for the remaining life of each of the mortgage loans.

"Qualified PMI Company" means any private insurance company acceptable to the Issuer, qualified to do business in the State, qualified to provide insurance on mortgages purchased by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation, and recognized by a nationally recognized rating service as being sufficiently credit worthy so that the credit rating of securities secured by a pool of conventional single-family mortgages insured by such private mortgage insurance company are rated sufficiently high to maintain the ratings then in effect on Outstanding Bonds.

"Qualified Issuer" means a lender of FHA insured mortgage loans or VA or Rural Housing and Community Development Service of the Department of Agriculture guaranteed mortgage loans eligible per Ginnie Mae requirements to acquire or originate eligible mortgage loans to be used in the creation, marketing, and servicing of Ginnie Mae Certificates.

"Rating Agency" means, at any particular time, any nationally recognized credit rating service designated by the Issuer, if and to the extent such service has at the time one or more outstanding ratings of Bonds. The Issuer shall at all times have designated at least one such service as a Rating Agency under the Indenture.

"Rebate Requirement" means the amount of rebatable arbitrage computed pursuant to Treasury Regulation Section 1.148-3.

"Record Date," means, except as otherwise provided in a Series Indenture (i) with respect to each Payment Date, with respect to Bonds which are not Variable Rate Bonds, the Bond Registrar's close of business on the fifteenth day of the month immediately preceding such Payment Date or, if any such date is not a Business Day, the next preceding day which is a Business Day; and (ii) in the case of each redemption, such Record Date shall be specified by the Bond Registrar in the notice of redemption, provided that such Record Date shall not be less than fifteen (15) calendar days before the mailing of such notice of redemption.

"Redemption Price" means, when used with respect to a Bond or portion thereof to be redeemed, the principal amount or Accreted Value of such Bond or such portion thereof plus the applicable premium, if any, payable upon redemption thereof as determined by the Series Indenture authorizing the Series of Bonds.

"Related" (whether capitalized or not) means, with respect to any particular Bond, Series, Series Indenture, Supplemental Indenture, Cash Flow Statement, Fund, Account, MBS (or portion thereof), Mortgage Loan, Additional Security, Auxiliary Agreement, Mortgage Repayment or Prepayment, having been created in connection with the issuance of, or having been derived from the proceeds of, or having been reallocated to, or concerning, the same Series, as the case may be.

"Representation Letter" means the representation letter from the Issuer to DTC.

"Residential Housing" or "residence" means a residential dwelling located within the State that qualifies for financing by the Issuer within the meaning of the Act and the Rules or a residential dwelling located in another state whose housing finance agency is participating in a Cooperative Venture with the Issuer, and which qualifies under the requirements of such agency.

"Revenues" means (a) all Mortgage Repayments, Prepayments and, except insofar as such payments may constitute Servicing Fees, any penalty payments on account of overdue Mortgage Repayments, (b) Investment Revenues, (c) any Mortgage Repayments, Prepayments or other income or cash or liquid securities held in the Additional Security Account, (d) Interest Rate Contract Revenues and (e) all other payments and receipts received by the Issuer with respect to MBS, Mortgage Loans or other mortgage loans and DPA, but shall not include (i) Escrow Payments, (ii) Servicing Fees, unless such fees are specifically pledged to the Trustee, (iii) any commitment, reservation, extension, or application fees charged by the Issuer in connection with a Mortgage Loan or Mortgage Purchase Agreement, (iv) any commitment, reservation, extension or application fees charged by a Mortgage Lender in connection with a Mortgage Loan or (v) accrued interest received in connection with the purchase of any Investment Obligations.

"Rules" means the rules adopted by the Issuer pursuant to the Act governing the activities authorized by the Act to carry into effect the powers and purposes of the Issuer and the conduct of its business, as the same may be amended and supplemented from time to time.

"Series" means and refers to all of the Bonds designated as such in the Related Series Indenture, regardless of variations, dated date, maturity, interest rate or other provisions, and any Bond thereafter delivered in lieu of or substitution for any of such Bonds pursuant to the General Indenture and a Related Series Indenture.

"Servicing Fees" means (a) any fees paid to or retained by a Mortgage Lender in connection with the servicing obligations undertaken by the Mortgage Lender in accordance with the Related Mortgage Purchase Agreement and (b) any fees retained by or expenses reimbursed to the Issuer with respect to Mortgage Loans serviced by the Issuer.

"Supplemental Indenture" means any supplemental indenture (including a Series Indenture) approved by the Issuer in accordance with the General Indenture amending or supplementing the Indenture.

"Tax-exempt Bonds" means Bonds the interest on which is intended to be excluded from gross income of the owner thereof for federal income tax purposes.

"Tax-exempt Status" means the exclusion of interest on Tax-exempt Bonds from the gross income of the recipient thereof for federal income tax purposes.

"Term Bonds" means Bonds for which Sinking Fund Installments have been established as provided in the Related Series Indenture.

"Unrelated" (whether capitalized or not) means not "Related," within the meaning of that term.

"VA" means the Department of Veterans Affairs and any agency or instrumentality of the United States of America succeeding to the mortgage guaranty functions thereof.

"Variable Rate Bonds" means Bonds the interest rate on which is not fixed to maturity.

Funds and Accounts Established by the Indenture

The Indenture establishes the following Funds and Accounts to be held by the Trustee for application in accordance with the Indenture:

(a) the Program Fund, consisting of:

(i) the Acquisition Account;

(ii) the Short-Term Bond Account; and

(iii) the Cost of Issuance Account;

(b) the Revenue Fund, consisting of:

(i) the Revenue Account;

(ii) the Rebate Account; and

(iii) the Additional Security Account;

(c) the Debt Service Reserve Fund;

(d) the Debt Service Fund which may include an Issuer Payment Account; and

(e) the Redemption Fund.

Subaccounts shall be created in all funds and accounts described in the General Indenture for each Series of Bonds. Except as otherwise provided in the General Indenture or in a Series Indenture, bond proceeds and other moneys relating to a Series of Bonds shall be deposited in the Related subaccounts created with respect to such Series of Bonds.

The Issuer may reallocate moneys, investments, MBS and Mortgage Loans among Series under any of the following circumstances:

(a) if and to the extent required by the General Indenture;

(b) if and to the extent necessary to enable the Issuer to deliver a Cash Flow Statement with respect to one or more Series;

(c) in connection with an Issuer Request filed pursuant to the Indenture; and

(d) if and to the extent that the aggregate amount of moneys, investments, MBS and Mortgage Loans allocated to any particular Series exceeds the aggregate amount of Outstanding Bonds of such Series.

If the Issuer determines to make such a reallocation of moneys, investments, MBS and Mortgage Loans among Series, the Issuer shall deliver to the Trustee an Issuer Request specifying such reallocations. Upon receipt of such request, the Trustee shall transfer moneys, investments, MBS and/or Mortgage Loans (or portions thereof or interests therein) among subaccounts Related to each Series as requested. MBS and Mortgage Loans reallocated among Series are not required to meet the requirements of the Series Indenture Related to the Series to which such MBS and Mortgage Loans are being reallocated, if such MBS and Mortgage Loans at the time of their original acquisition by the Issuer met the requirements of the General Indenture and the applicable requirements of the Series Indenture Related to such MBS and Mortgage Loans at the time of their funding or purchase.

Special temporary accounts in the Program Fund and the Debt Service Reserve Fund may be created and established to facilitate the refunding of the Issuer's bonds and any exchange of funds related thereto.

Program Fund; Acquisition Account

Proceeds of the Bonds and other moneys deposited in the Acquisition Account shall be applied to make or purchase Mortgage Loans, acquire MBS or fund DPA in accordance with the provisions of the Indenture; provided, however, that such Mortgage Loans or Mortgage Loans related to such MBS must satisfy the terms and conditions set forth in the General Indenture and applicable provisions of the Related Series Indenture.

When no Bonds or Related Auxiliary Obligations of a particular Series remain Outstanding, upon receipt of an Issuer Request to withdraw all or any portion of the Related moneys, investments, MBS and/or Mortgage Loans from the Related Funds, Accounts and subaccounts, the Trustee shall make such withdrawal and shall transfer such moneys, investments, MBS and/or Mortgage Loans, as the case may be, to or upon the order of, the Issuer; provided, however, that the Issuer Request must certify that such withdrawal is consistent with the most recently filed Cash Flow Statement for all Bonds and the most recently filed Cash Flow Statement for any Series to which such retired Series has been linked.

Cost of Issuance Account

Upon the issuance, sale and delivery of Bonds, certain moneys, if any, as specified in the Related Series Indenture shall be deposited in the Cost of Issuance Account. Moneys in such Account shall be used to pay Costs of Issuance and for no other purpose except that any excess remaining upon payment of all Costs of Issuance shall be transferred by the Trustee to the Issuer or to the Related subaccount in the Acquisition Account.

In the event that the moneys deposited in the Cost of Issuance Account are not sufficient to pay all Costs of Issuance, Costs of Issuance may be paid from any available moneys of the Issuer.

Revenue Fund

The Issuer shall pay all Revenues or cause all Revenues to be paid to the Trustee promptly upon their receipt and, in any event, at least once each month. Except as otherwise provided in the General Indenture or in a Series Indenture, all Revenues and the Rebate Requirement shall be deposited by the Trustee in the Related subaccounts and the Additional Security Account of the Revenue Fund as follows:

(i) for credit to the Related subaccount of the Revenue Account, all Revenues Related to each Series of Bonds;

(ii) for credit to the Related subaccount of the Rebate Account, at the times directed by the Issuer, the Rebate Requirement Related to the Tax-exempt Bonds of each Series;

(iii) for credit to the Additional Security Account, all Revenues related to the Additional Security.

There may also be deposited in the Revenue Fund, at the option of the Issuer, any other moneys of the Issuer, unless required to be otherwise applied as provided by the Indenture.

Promptly upon receipt of interest on a Mortgage Loan with respect to which moneys were withdrawn from the Acquisition Account to pay for interest accrued on such Mortgage Loan at the time of making or purchase, the Trustee shall withdraw from the Related subaccount of the Revenue Account and transfer to the Related subaccount of the Acquisition Account an amount equal to such accrued interest paid. Alternatively, accrued interest on Mortgage Loans at the time of making or purchase may be paid from the Related subaccount of the Revenue Account as the Issuer shall direct in an Issuer Request.

The Trustee shall pay or transfer from the Related subaccount and as needed the Additional Security Account of the Revenue Account (i) directly to the Fiduciaries, all Fiduciary Expenses, when and as payable and (ii) to the Issuer or to its order reasonable and necessary Program Expenses, respectively, only to the extent, if any, provided in the following paragraphs.

On the last Business Day prior to each Payment Date or more frequently if required by a Series Indenture or by Issuer Request, the Trustee shall withdraw from each subaccount and as needed the Additional Security Account of the Revenue Account and deposit into the Related subaccounts of the following Funds or Accounts and shall pay to the following parties the following amounts, in the following order of priority, the requirements of each such Fund, Account or party (including the making up of any deficiencies in any such Fund or Account resulting from lack of

Revenues sufficient to make any earlier required deposit) at the time of deposit to be satisfied, and the results of such satisfaction being taken into account, before any payment or transfer is made subsequent in priority:

(A) Into the Related subaccount of the Debt Service Fund (x) the amount, if any, needed to increase the amount in such subaccount to include the aggregate amount of interest becoming due and payable on such Payment Date upon all Bonds of the Related Series then Outstanding; plus (y) the amount, if any, needed to increase the amount in such subaccount to include the aggregate amount of Principal Installments becoming due and payable on the Outstanding Related Bonds and Auxiliary Obligations on such Payment Date; provided however, that if such Payment Date is not a date for the payment of a Principal Installment on Related Serial Bonds, such transfer shall include an amount equal to one-half the amount of Principal Installments becoming due and payable on Outstanding Related Serial Bonds on the next following Payment Date;

(B) Into each Unrelated subaccount of the Debt Service Fund, after making any transfer into such subaccount required by the General Indenture, on a proportionate basis with all other Unrelated such subaccounts or as otherwise directed by Issuer Request, any deficiency in such subaccount resulting from the lack of moneys sufficient to make the deposit required by subsection (A) as of such date;

(C) Into the Related subaccount of the Special Redemption Account, the amount, if any, directed by an Issuer Request;

(D) Into each Unrelated subaccount of the Special Redemption Account, the amount, if any, directed by an Issuer Request;

(E) Into the Related subaccount of the Debt Service Reserve Fund, the amount, if any, needed to increase the amount in such subaccount to the Debt Service Reserve Fund Requirement of the Related Series of Bonds;

(F) Into each Unrelated subaccount of the Debt Service Reserve Fund, on a proportionate basis with all other Unrelated such subaccounts or as otherwise directed by Issuer Request, the amount, if any, needed to increase the amount in such subaccount to the Debt Service Reserve Fund Requirement;

(G) To the Issuer, the amount of any reasonable and necessary Fiduciary Expenses with respect to the Related Series of Bonds previously incurred but not reimbursed to the Issuer or reasonably anticipated to be payable in the following six months; provided, however, that in no event shall the aggregate of all Fiduciary Expenses with respect to the Related Series of Bonds paid directly to Fiduciaries or to the Issuer under this subsection in any Bond Year exceed any limitation set forth in the Related Series Indenture;

(H) To the Issuer, the amount of any reasonable and necessary Fiduciary Expenses with respect to Unrelated Series of Bonds, on a proportionate basis with all other Unrelated Series of Bonds or as otherwise directed by Issuer Request, any deficiency resulting from the lack of moneys sufficient to make the deposit required by subsection (G) as of such date;

(I) To the Issuer, the amount of any reasonable and necessary Program Expenses with respect to the Related Series of Bonds previously incurred but not reimbursed to the Issuer or reasonably anticipated to be payable in the following six months; provided, however, that in no event shall the aggregate of such amounts paid to the Issuer, plus amounts paid to the Issuer with respect to such Series of Bonds pursuant to subsections (G) and (H) herein and plus all Fiduciary Expenses with respect to the Related Series of Bonds paid directly to Fiduciaries exceed any limitations set forth in the Related Series Indenture;

(J) To the Issuer, the amount of any reasonable and necessary Program Expenses with respect to Unrelated Series of Bonds, on a proportionate basis with all other Unrelated Series of Bonds or as otherwise directed by Issuer Request, any deficiency resulting from the lack of moneys sufficient to make the deposit required by subsection (I) as of such date;

The Issuer may direct the Trustee to make any of the above transfers more frequently than on Payment Dates, in amounts proportionate to the frequency of transfers so directed.

Following such transfers, the balance, if any, in each subaccount and as needed the Additional Security Account of the Revenue Account, or such lesser amount thereof as shall be requested by the Issuer shall, subject to the satisfaction of the Asset Requirement, be paid to the Issuer for the payment of Program Expenses or for any other purposes free and clear of the lien and pledge of the Indenture upon receipt of an Issuer Request made within 30 days of such Payment Date. Any amount in each subaccount of the Revenue Account not so paid to the Issuer shall be transferred to the Related subaccounts of the Redemption Fund and allocated among the Related subaccounts of the Special Redemption Account or shall be transferred and allocated as set forth in an Issuer Request, subject in each case to any requirements of the Related Series Indenture.

Prior to, but as close as practicable to, the latest date on which the Trustee would be permitted to give notice of a redemption to occur on a Payment Date from amounts deposited in the Redemption Fund, the Trustee shall calculate the amounts then on deposit in each subaccount of the Revenue Account which would be transferred to the Related subaccounts of the Debt Service Fund, and the Related subaccounts of the Redemption Fund, in accordance with the priorities and provisions of such subsection. Such amounts may be withdrawn from such subaccount of the Revenue Account for application on or prior to the next succeeding Payment Date (A) upon receipt of an Issuer Request, to the purchase in lieu of redemption of the Related Bonds, (B) to the payment of accrued interest on Bonds being purchased pursuant to or redeemed pursuant to the Indenture, or (C) to the redemption of Bonds on such Payment Date.

In the event Bonds are to be redeemed on a date other than a Payment Date, and to the extent moneys are not available in the Related subaccounts of the Debt Service Fund to pay accrued interest on such redemption date for such Bonds, respectively, the Trustee shall apply or cause the Paying Agent to apply available moneys in the Related subaccount of the Revenue Account for the payment of such interest.

Any Additional Security shall be held in the Additional Security Account and any loan payments or other income received on such Additional Security shall be deemed a part of Revenues and applied together with any other Revenues as set forth in the General Indenture; provided that such funds shall be used as needed to make payments on the Bonds and none of such funds shall be deposited to the Redemption Fund unless directed otherwise by an Issuer Request. Any of such funds remaining after being applied as said, shall be deposited to the Additional Security Account to be used as provided above. Monies, mortgage loans or other assets held in the Additional Security Account may be liquidated or withdrawn upon an Issuer's Request with a Cash Flow Statement showing that the Asset Requirement will be met upon such liquidation or withdrawal.

Debt Service Fund

Amounts in each subaccount of the Debt Service Fund shall be used and withdrawn by the Trustee solely for transfer to the Paying Agent (i) on each Payment Date for the purpose of paying the interest and Principal Installments on the Related Bonds as the same shall become due and payable (including accrued interest on any Bonds purchased or redeemed prior to maturity pursuant to the Indenture), (ii) on each Payment Date for the purpose of paying amounts due under Related Auxiliary Obligations as the same shall become due and payable or (iii) on each purchase date for the purpose of paying the purchase price of Related Bonds purchased in lieu of redemption by Related Sinking Fund Installments.

Amounts remaining in each subaccount of the Debt Service Fund after all the Related Obligations have been paid or funds have been set aside and held in trust for such payment shall be transferred to the Related subaccount of the Revenue Account.

Debt Service Reserve Fund

Upon the issuance, sale and delivery of a Series of Bonds pursuant to the Indenture, the Trustee shall deposit in the Related subaccount of the Debt Service Reserve Fund such amounts, if any, or a Debt Service Reserve Fund Credit Facility, as shall be at least sufficient to equal the Debt Service Reserve Fund Requirement, calculated after

giving effect to the issuance of such Bonds. Additional moneys may be deposited in the Related subaccount of the Debt Service Reserve Fund in accordance with the provision relating to the allocation of moneys in the Revenue Account described under "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Revenue Fund." In lieu of making the foregoing deposit, the Issuer may deposit in a Debt Service Reserve Fund Credit Facility in a stated amount equal to the amounts required to be so deposited.

On or prior to each Payment Date, the Trustee shall calculate the amount of the Debt Service Reserve Fund Requirement for each Series of Bonds as of the next succeeding Payment Date and shall determine the amount, if any, in the Related subaccount of the Debt Service Reserve Fund (other than amounts attributable to accrued, but unrealized interest purchased on Investment Obligations) which is in excess of such Requirement, shall notify the Issuer of such excess amount and shall, unless otherwise instructed by an Issuer Request, transfer such excess amount from the Related subaccount of the Debt Service Reserve Fund to the Related subaccount of the Revenue Account.

On the last Business Day prior to each Payment Date or more frequently if required by a Series Indenture, and in each case in conjunction with the transfers, deposits and payments to be made from the Revenue Fund, the Trustee shall transfer from each subaccount of the Debt Service Reserve Fund to the specified subaccounts of other Funds or Accounts the following amounts, in the following order of priority, the requirements of each such transfer to be satisfied, and the results of such satisfaction being taken into account, before any payment or transfer is made subsequent in priority:

(i) In the event that the amount transferred to any subaccount of the Debt Service Fund is insufficient to pay the interest and Principal Installments, if any, and other amounts, if any, due on Related Obligations on the next succeeding Payment Date, the Trustee shall transfer from the Related subaccount of the Debt Service Reserve Fund, to such subaccount of the Debt Service Fund the amount of such insufficiency.

(ii) In the event that the amount transferred to a subaccount of the Debt Service Fund is insufficient to pay the interest and Principal Installments, if any, and other amounts, if any, due on Related Obligations on the next succeeding Payment Date, the Trustee shall transfer from Unrelated subaccounts in the Debt Service Reserve Fund on a proportionate basis or as otherwise directed by Issuer Request, from subaccounts of the Debt Service Reserve Fund, to such subaccount of the Debt Service Fund the amount of such insufficiency.

Application of Issuer Payment Accounts

If, following transfers made from the Revenue Fund and the Debt Service Reserve Fund, there are not sufficient moneys, or any moneys allocated, to pay all interest or any other required payment due and payable on any General Obligations or to pay any Principal Installment on any General Obligations at maturity, the Trustee shall immediately notify the Issuer in writing of the amount of such insufficiency and shall request from the Issuer an immediate deposit of legally available funds equal to such insufficiency. The Issuer shall pay to the Trustee (from the Issuer's other general revenues or moneys legally available therefor, subject only to agreements made or to be made with holders of notes, bonds or other obligations pledging particular revenues or moneys for the payment thereof) for deposit in the Related subaccounts of the Issuer Payment Account the amount of such insufficiency. If the amount provided by the Issuer is less than the amount of such insufficiency, any shortfall shall be allocated pro rata among the holders of the Related General Obligations in proportion to the amounts then due and payable on such Auxiliary Obligations.

Amounts deposited with the Trustee by the Issuer as described herein shall be deposited into the respective subaccounts of the Issuer Payment Accounts for the General Obligations for which such amounts are provided. Amounts in such subaccounts shall only be used to pay interest or Principal Installments or other amounts due and payable on the Related General Obligations and may not be transferred to any Debt Service Fund for Bonds or Auxiliary Obligations which are not General Obligations or to any other Fund or Account for any reason.

Redemption Fund

Moneys deposited in the subaccounts of the Redemption Fund shall be applied by the Trustee to the purchase or applied by the Paying Agent (if directed by the Trustee) to the redemption of Bonds in accordance with the provisions of the General Indenture and each Related Series Indenture.

Except as set forth in the General Indenture or in the Related Series Indenture, moneys deposited in a subaccount of the Special Redemption Account pursuant to the General Indenture or pursuant to the Related Series Indenture, shall be applied as directed by Issuer Request. Any amounts remaining in such Special Redemption Account after all Bonds of the Related Series have been paid shall be transferred to the Related subaccount of the Revenue Account.

The Issuer may by the delivery of an Issuer Request to the Trustee at any time prior to the mailing of notices of redemption, instruct the Trustee to transfer moneys on deposit in a subaccount of an Account in the Redemption Fund to another subaccount of the same Account in the Redemption Fund to be applied to the redemption of the Bonds of a different Series. Each such Issuer Request (i) shall certify that it is consistent with the most recently filed Related Cash Flow Statement (which may, if necessary, link the Related Series) and not prohibited by the Related Series Indenture and (ii) shall be accompanied by evidence of the satisfaction of the Asset Requirement.

The Issuer may by the delivery of an Issuer Request to the Trustee at any time prior to the giving of notice of redemption, instruct the Trustee to transfer moneys on deposit in a subaccount of an Account in the Redemption Fund to a Related or an Unrelated subaccount of the Acquisition Account to be applied to make or purchase Mortgage Loans or MBS. Each such Issuer Request (i) shall certify that it is consistent with the most recently filed Related Cash Flow Statement and not prohibited by the Related Series Indenture and (ii) shall be accompanied by evidence of the satisfaction of the Asset Requirement.

Investment of Moneys Held by the Trustee; Limitation on Investment Yields

Moneys in all Funds and Accounts held by the Trustee shall be invested to the fullest extent possible in Investment Obligations, in accordance with directions given to the Trustee in an Issuer Request or Certificate; provided that the maturity date or the date on which such Investment Obligations may be redeemed at the option of the holder thereof shall coincide as nearly as practicable with (but in no event later than) the date or dates on which moneys in the Funds or Accounts for which the investments were made will be required for the purposes of the Indenture.

Amounts credited to any Fund or Account may be invested, together with amounts credited to one or more other Funds or Accounts, in the same Investment Obligation or Investment Obligations, provided that each such investment complies in all respects with the provisions of the General Indenture as they apply to each Fund or Account for which the joint investment is made, the Trustee maintains separate records for each Fund and Account and such investments are accurately reflected therein and amounts credited to the Rebate Account may be invested together with amounts credited to any other Fund or Account. The maturity date or the date on which Investment Obligations may be redeemed at the option of holder thereof shall coincide as nearly as practicable with (but in no event shall be later than) the date or dates on which moneys in the Funds or Accounts for which the investments were made will be required for the purposes provided in the Indenture.

Except as otherwise specifically provided for in the Indenture, the income or interest earned by, or gain to, all Funds and Accounts due to the investment thereof shall be transferred by the Trustee upon receipt thereof to the Related subaccount of the Revenue Account, in accordance with the Indenture, except that no such transfer shall be made from, and such income, interest or gain (as described herein) shall be retained in, the Debt Service Reserve Fund, unless after giving effect to the transfer the amount therein at least equals the aggregate Debt Service Reserve Fund Requirement.

Assignment or Disposition of Mortgage Loans; Amendment of Mortgage Loan

Following the acquisition of a Mortgage Loan by the Trustee, the Issuer shall not sell, assign, transfer, pledge or otherwise dispose of or encumber any Mortgage Loan or any of the rights of the Issuer with respect to any Mortgage

Loan or arising out of the Mortgage or the other obligations evidencing or securing any Mortgage Loan except a Mortgage Loan in default, unless the Issuer determines that such sale, assignment, transfer or other disposition would not have a material adverse effect on the ability of the Issuer to pay the principal of and interest on the Outstanding Bonds.

The Issuer shall not consent or agree to or permit any amendment or modification of the economic terms of any MBS or Mortgage Loan in any manner materially adverse to the interests of the Bondholders, as determined in good faith by Issuer Certificate.

Creation of Liens

The Issuer covenants that it shall not issue any bonds or other evidences of indebtedness, other than the Bonds and Auxiliary Obligations, secured by a pledge of the Revenues or of the moneys, securities, rights and interests pledged or held or set aside by the Issuer or by any Fiduciary under the Indenture and shall not create or cause to be created, other than by the Indenture, any lien or charge on the Revenues or such moneys, securities, rights or interests; provided, however, that nothing in the Indenture shall prevent the Issuer from issuing (i) evidences of indebtedness secured by a pledge of Revenues to be derived after the pledge of the Revenues provided in the Indenture shall be discharged and satisfied as provided in the General Indenture; or (ii) notes or bonds or other obligations of the Issuer not secured under the Indenture; or (iii) notes, bonds or other obligations which are general obligations of the Issuer under the Act.

Events of Default

Each of the following constitutes an "Event of Default" under the Indenture:

(a) The Issuer shall fail to pay any Principal Installment of any Bond when and as the same shall become due and payable, whether at maturity or by call for redemption or otherwise;

(b) The Issuer shall fail to pay any installment of interest on any Bond when and as the same shall become due and payable, or any interest payment on an Auxiliary Obligation which is secured on a parity lien basis with the Bonds, and such failure shall continue for a period of 5 days;

(c) The Issuer shall fail to perform or observe any other covenant, agreement or condition on its part contained in the Indenture (except the requirement that a Cash Flow Statement satisfy the requirements of clause (b) of the definition thereof and the requirement that the Issuer pay amounts to the Trustee from its other revenues, moneys or assets in connection with General Obligations), or in the Bonds and such failure shall continue for a period of 60 days after written notice thereof to the Issuer by the Trustee or to the Issuer and to the Trustee by the Holders of not less than 10% in Aggregate Principal Amount of the Bonds Outstanding; or

(d) The Issuer shall file a petition seeking a composition of indebtedness under the federal bankruptcy laws, or under any other applicable law or statute of the United States of America or of the State.

Remedies

Upon the occurrence of an Event of Default, the Trustee may, and upon the written request of the Holders of not less than 25% in Aggregate Principal Amount of Outstanding Bonds following an Event of Default described in subsections (a), (b) and (d) of the section entitled "SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE – Events of Default" and not less than 50% in Aggregate Principal Amount of Outstanding Bonds following an Event of Default described in subsection (c) of such section shall, give 30 days' notice in writing to the Issuer of its intention to declare the Aggregate Principal Amount of all Bonds Outstanding immediately due and payable. At the end of such 30-day period the Trustee may, and upon such written request of Holders of not less than 25% in Aggregate Principal Amount of Outstanding Bonds shall, by notice in writing to the Issuer, declare the Aggregate Principal Amount of all Bonds Outstanding immediately due and payable; and the Aggregate Principal Amount of such Bonds shall become and be immediately due and payable, anything in the Bonds or in the Indenture to the contrary

notwithstanding. In such event, there shall be due and payable on the Bonds an amount equal to the total principal amount of all such Bonds, plus all interest which will accrue thereon to the date of payment.

Notwithstanding the preceding paragraph, following a Covenant Default (except for a failure which could adversely affect the exclusion from gross income for federal income tax purposes of interest on any Tax-exempt Bonds), the Trustee shall not declare the Aggregate Principal Amount of all Bonds Outstanding immediately due and payable unless the Trustee is so directed by the written request of Holders of 100% in Aggregate Principal Amount of Outstanding Bonds.

At any time after the Aggregate Principal Amount of the Bonds shall have been so declared to be due and payable and before the entry of final judgment or decree in any suit, action or proceeding instituted on account of such default, or before the completion of the enforcement of any other remedy under the Indenture, the Trustee may annul such declaration and its consequences with respect to any Bonds not then due by their terms if (i) moneys shall have been deposited in the Revenue Fund sufficient to pay all matured installments of interest and principal or Redemption Price (other than principal then due only because of such declaration) of all Outstanding Bonds; (ii) moneys shall have been deposited with the Trustee sufficient to pay the charges, compensation, expenses, disbursements, advances and liabilities of the Trustee; (iii) all other amounts then payable by the Issuer under the Indenture, including amounts due pursuant to Auxiliary Agreements, shall have been paid or a sum sufficient to pay the same shall have been deposited with the Trustee; and (iv) every Event of Default known to the Trustee (other than a default in the payment of the principal of such Bonds then due only because of such declaration) shall have been remedied to the satisfaction of the Trustee. No such annulment shall extend to or affect any subsequent Event of Default or impair any right consequent thereon.

Upon the occurrence and continuance of any Event of Default, the Trustee may, and upon the written request of the Holders of not less than 25% in Aggregate Principal Amount of the Bonds Outstanding, together with indemnification of the Trustee to its satisfaction therefor, shall, proceed forthwith to protect and enforce its rights and the rights of the Bondholders under the Act, the Bonds and the Indenture by such suits, actions or proceedings as the Trustee, being advised by counsel, shall deem expedient.

Regardless of the happening of an Event of Default, the Trustee, if requested in writing by the Holders of not less than 25% in Aggregate Principal Amount of the Bonds then Outstanding, shall, upon being indemnified to its satisfaction therefor, institute and maintain such suits and proceedings as it may be advised shall be necessary or expedient (i) to prevent any impairment of the security under the Indenture by any acts which may be unlawful or in violation of the Indenture; or (ii) to preserve or protect the interests of the Bondholders and Auxiliary Agreement Providers, provided that such request is in accordance with law and the provisions of the Indenture and, in the sole judgment of the Trustee, is not unduly prejudicial to the interests of the Holders of Bonds not making such request or the interests of the Auxiliary Agreement Providers.

No remedy by the terms of the Indenture conferred upon or reserved to the Trustee or the Bondholders is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under the Indenture or existing at law or in equity or by statute (including the Act) on or after the date of execution and delivery of the Indenture.

Majority Bondholders Control Proceedings

If an Event of Default shall have occurred and be continuing, notwithstanding anything in the Indenture to the contrary, the Holders of at least a majority in Aggregate Principal Amount of Bonds then Outstanding shall have the right, at any time, by an instrument in writing executed and delivered to the Trustee, to direct the method and place of conducting any proceeding to be taken in connection with the enforcement of the terms and conditions of the Indenture or for the appointment of a receiver or to take any other proceedings under the Indenture, provided that such direction is in accordance with law and the provisions of the Indenture (including indemnity to the Trustee as provided in the General Indenture) and, in the sole judgment of the Trustee, is not unduly prejudicial to the interests of Bondholders not joining in such direction and provided further that nothing shall impair the right of the Trustee in its discretion to take any other action under the Indenture which it may deem proper and which is not inconsistent with such direction by Bondholders.

Modification of Indenture and Outstanding Bonds

The Indenture provides procedures whereby the Issuer may amend the Indenture by execution and delivery of a Supplemental Indenture. Amendments that may be made without consent of Bondholders or the Trustee must be for only the following purposes: (a) To add to the covenants and agreements of the Issuer in the Indenture, other covenants and agreements to be observed by the Issuer which are not contrary to or inconsistent with the Indenture as theretofore in effect; (b) To add to the limitations and restrictions in the Indenture, other limitations and restrictions to be observed by the Issuer which are not contrary to or inconsistent with the Indenture as theretofore in effect; (c) To confirm, as further assurance, any pledge under, and the subjection to any lien or pledge created or to be created by the Indenture of the Revenues or of any other moneys, securities or funds; (d) To increase the maximum permitted yield to be provided by Mortgage Loans or to change the maximum permitted investment yield to be provided by Investment Obligations credited to any Fund or Account; (e) To modify any provisions of the Indenture in any respect whatever, provided that the modification, in the sole judgment of the Issuer, is reasonably necessary to assure that the interest on Tax-exempt Bonds remains excludable from the gross income of the owners thereof for federal income tax purposes; or (f) To provide for the issuance of Bonds pursuant to the Indenture and to provide for the terms and conditions pursuant to which such Bonds may be issued, paid or redeemed.

With the consent of the Trustee, a Supplemental Indenture may be executed and delivered by the Issuer: (a) To cure any ambiguity, supply any omission, or cure or correct any defect or inconsistent provision in the Indenture; (b) To insert such provisions clarifying matters or questions arising under the Indenture as are necessary or desirable and are not contrary to or inconsistent with the Indenture theretofore in effect; (c) To provide for additional duties of the Trustee in connection with the Mortgage Loans; (d) To waive any right reserved to the Issuer, provided that the loss of such right shall not adversely impair the Revenues available to pay the Outstanding Bonds; (e) To amend the Indenture to provide for the issuance of bonds secured by a lien that is subordinate to the lien of the Bonds, or (f) To make any other amendment or change that will not materially affect the interest of Owners of Outstanding Bonds.

Any modification or amendment of the Indenture and of the rights and obligations of the Issuer and of the Bondholders, in any particular, may be made by a Supplemental Indenture, with the written consent given as provided in the General Indenture of the Holders of at least a majority in Aggregate Principal Amount of the Bonds Outstanding at the time such consent is given. No such modification or amendment shall permit a change in the terms of redemption or maturity of the principal of any Outstanding Bonds or of any installment of interest thereon or a reduction in the principal amount or the Redemption Price thereof or in the rate of interest thereon without the consent of the Holders of all such Bonds, or shall reduce the percentages of Bonds the consent of the Holders of which is required to effect any such modification or amendment without the consent of the Holders of all Bonds then Outstanding or shall change the provisions of the Indenture relating to the ability to declare the Aggregate Principal Amount of Bonds to be due and payable; or shall change or modify any of the rights or obligations of any Fiduciary or any Auxiliary Agreement Provider without its written assent thereto. If any such modification or amendment will, by its terms not take effect so long as any Bonds of any particular maturity remain Outstanding, the consent of the Holders of such Bonds shall not be required and such Bonds shall not be deemed to be Outstanding for the purpose of any calculation of Outstanding Bonds under this Section. The Trustee, relying upon a Counsel's Opinion, may determine whether or not in accordance with the foregoing powers of amendment Bonds of any particular maturity would be affected by any modification or amendment of the Indenture, and any such determination shall be binding and conclusive on the Issuer and the Bondholders.

Defeasance

If the Issuer shall pay or cause to be paid, or there shall otherwise be paid, to the Bondholders of all Bonds the principal or Redemption Price, if applicable, and interest due or to become due thereon, at the times and in the manner stipulated therein and in the Indenture and if the Issuer shall pay or cause to be paid to all Auxiliary Agreement Providers all amounts due and payable under all Auxiliary Agreements, then the pledge of any Revenues, and other moneys and securities pledged under the Indenture and all covenants, agreements and other obligations of the Issuer to the Bondholders, shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee shall cause an accounting for such period or periods as shall be requested by the Issuer to be prepared and filed with the Issuer and, upon the request of the Issuer, shall execute and deliver to the Issuer all such instruments as may be desirable to evidence such discharge and satisfaction, and the Fiduciaries shall pay over or deliver to or upon

the order of the Issuer all moneys or securities held by them pursuant to the Indenture that are not required for the payment of principal, or Redemption Price, if applicable, of or interest on Bonds not theretofore surrendered to them for such payment or redemption.

Bonds or interest installments for the payment or redemption of which moneys shall have been set aside and shall be held in trust by the Trustee or the Paying Agent (through deposit by the Issuer of moneys for such payment or redemption or otherwise) at the maturity or redemption date thereof shall be deemed to have been paid within the meaning and with the effect expressed in the General Indenture. Outstanding Bonds shall be deemed, prior to the maturity or redemption date thereof, to have been paid within the meaning and with the effect expressed in the General Indenture if (i) in case any of said Bonds are to be redeemed on any date prior to their maturity, the Issuer shall have given to the Bond Registrar in form satisfactory to it irrevocable instructions to mail a notice of redemption of such Bonds on said date; (ii) there shall have been deposited with the Trustee either moneys in an amount sufficient, or Defeasance Obligations the principal of and the interest on which when due (whether at maturity or the prior redemption thereof at the option of the holder thereof) will provide moneys in an amount that, together with the moneys, if any, deposited with the Trustee at the same time, shall be sufficient to pay when due the principal or Redemption Price of and interest due and to become due on said Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iii) in the event said Bonds are not by their terms subject to redemption within the next succeeding 60 days, the Issuer shall have given to the Bond Registrar in form satisfactory to it irrevocable instructions to mail, as soon as practicable, a notice to the Bondholders of such Bonds that the deposit required by (ii) above has been made with the Trustee and that said Bonds are deemed to have been paid and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price of and interest on said Bonds.

SUMMARY OF CERTAIN PROVISIONS OF THE CONTINUING DISCLOSURE CERTIFICATE

Definitions

"Annual Bond Disclosure Report" shall mean any Annual Bond Disclosure Report provided by the Issuer pursuant to, and as described in, the Continuing Disclosure Certificate.

"Beneficial Owner" shall mean (for purposes of the Continuing Disclosure Certificate) any person who has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any 2026 Series E/F Bonds (including persons holding 2026 Series E/F Bonds through nominees, depositories or other intermediaries).

"Dissemination Agent" shall mean the Issuer, or any successor dissemination agent designated in writing by the Issuer.

"Financial Obligation" shall mean, for purposes of the Listed Events, the following: (i) a debt obligation, (ii) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Listed Events" shall mean any of the events listed herein under "Reporting of Significant Events."

"Participating Underwriter" shall mean the original Underwriters of the 2026 Series E/F Bonds required to comply with the Rule in connection with offering of the 2026 Series E/F Bonds.

"Repository" shall mean the Municipal Securities Rulemaking Board ("MSRB") or any other entity designated or authorized by the SEC to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the SEC, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB, currently located at emma.msrb.org.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the Securities and Exchange Commission and any successor agency thereto.

Provision of Annual Bond Disclosure Reports

The Issuer shall provide, or shall cause the Dissemination Agent to provide, not later than 270 days after the end of each fiscal year, commencing with a report for the fiscal year ending June 30, 2027, to the Repository an Annual Bond Disclosure Report which is consistent with the requirements of the Continuing Disclosure Certificate.

If an Annual Bond Disclosure Report has not been provided to the Repository by the date specified in the preceding paragraph, the Issuer shall promptly send a notice to the Repository stating that such Annual Bond Disclosure Report has not been timely provided and, if known, stating the date by which the Issuer anticipates such Annual Bond Disclosure Report will be provided.

Content of Annual Bond Disclosure Reports

Each Annual Bond Disclosure Report of the Issuer shall contain or include by reference the following:

1. The audited financial statements of the Issuer for the most recently ended fiscal year, currently prepared in accordance with generally accepted accounting principles.

2. Tables setting forth the following information, as of the end of such fiscal year:

   (a) For each maturity of the 2026 Series E/F Bonds, the interest rate on such Bonds, original aggregate principal amount of such Bonds and the principal amount of such Bonds remaining Outstanding.

   (b) For each Series of Bonds, the original aggregate principal amount of Bonds and the aggregate principal amount of Bonds remaining Outstanding.

   (c) The amounts credited to the Revenue Account, the Additional Security Account, the Debt Service Reserve Fund, the Debt Service Fund, the Redemption Fund (including all subaccounts) and the Short Term Bond Account.

   (d) With respect to each Series of Bonds, the number and aggregate principal amount of Mortgage Loans made or purchased and the number and aggregate principal balance of Mortgage Loans remaining outstanding.

   (e) The delinquency rates for Mortgage Loans securing the Bonds and the number of foreclosures on Mortgage Loans securing the Bonds for the preceding 12 months and on a cumulative basis.

For purposes of the requirements in subparagraphs (d) and (e) above, the term "Mortgage Loans" shall not include DPA loans or Mortgage Loans backing MBS.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been submitted to the Repository or the SEC. The Issuer shall clearly identify each such other document so included by reference.

Reporting of Significant Events

Any of the following events shall be considered a Listed Event:

(a) Principal and interest payment delinquencies with respect to the 2026 Series E/F Bonds.

(b) Non-payment related defaults with respect to the 2026 Series E/F Bonds, if material.

(c) Modifications to rights of holders of the 2026 Series E/F Bonds, if material.

(d) (i) 2026 Series E/F Bond calls, if material, and (ii) tender offers.

(e) Defeasances.

(f) Rating changes.

(g) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the 2026 Series E/F Bonds or other material events affecting the tax status of the 2026 Series E/F Bonds.

(h) Unscheduled draws on the debt service reserves reflecting financial difficulties.

(i) Unscheduled draws on credit enhancements reflecting financial difficulties.

(j) Substitution of credit or liquidity providers, or their failure to perform.

(k) Release, substitution, or sale of property securing repayment of the 2026 Series E/F Bonds, if material.

(l) Bankruptcy, insolvency, receivership or similar event of the Issuer.

(m) The consummation of a merger, consolidation or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(n) Appointment of a successor or additional trustee or the change in the name of the trustee, if material.

(o) Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

(p) Default, event of acceleration, termination event, modification of terms, or other similar event under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Whenever the Issuer obtains knowledge of the occurrence of a Listed Event, it shall determine if such event would be material under applicable federal securities laws, provided that Listed Events of the type specified above in paragraphs (a), (d)(ii), (e), (f), (g), (h), (i), (j), (l) and (p) will always be deemed to be material. If the Issuer determines that knowledge of the event would be material under applicable federal securities laws, it shall, in a timely manner but in no event more than 10 Business Days after the occurrence of the Listed Event, file in an electronic format a notice of such occurrence with the MSRB.

Central Filing; Termination of Reporting Obligation

Any filing or reporting obligation to a Repository under the Continuing Disclosure Certificate may be made solely by transmitting such filing or report to the Municipal Securities Rulemaking Board pursuant to its Electronic Municipal Market Access (EMMA) system as provided at www.emma.msrb.org. The Issuer's obligations under the Continuing Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the 2026 Series E/F Bonds.

Dissemination Agent

The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under the Continuing Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor dissemination agent. The initial Dissemination Agent shall be the Issuer.

Amendment; Waiver

The Issuer may amend the Continuing Disclosure Certificate and any provision of the Continuing Disclosure Certificate may be waived provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions described in the first paragraph under "Provision of Annual Bond Disclosure Reports" or under "Content of Annual Bond Disclosure Reports" or in the first paragraph under "Reporting of Significant Events," it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the 2026 Series E/F Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the 2026 Series E/F Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Holders of the 2026 Series E/F Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the 2026 Series E/F Bonds.

In the event of any amendment or waiver of a provision of the Continuing Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Bond Disclosure Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under the Continuing Disclosure Certificate, and (ii) the Annual Bond Disclosure Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Additional Information

Nothing in the Continuing Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in the Continuing Disclosure Certificate or any other means of communication, or including any other information in any Annual Bond Disclosure Report or notice of occurrence of a Listed Event, in addition to that which is required by the Continuing Disclosure Certificate. If the Issuer chooses to include any information in any Annual Bond Disclosure Report or notice of occurrence of a Listed Event in addition to that which is specifically required by the Continuing Disclosure Certificate, the Issuer shall have no obligation under the Continuing Disclosure Certificate to update such information or include it in any future Annual Bond Disclosure Report or notice of occurrence of a Listed Event.

Default

In the event of a failure of the Issuer to comply with any provision of the Continuing Disclosure Certificate, the Trustee may (and, at the request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount of Outstanding 2026 Series E/F Bonds, shall), or any Holder or Beneficial Owner of the 2026 Series E/F Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance

by court order, to cause the Issuer to comply with its obligations under the Continuing Disclosure Certificate. A default under the Continuing Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under the Continuing Disclosure Certificate in the event of any failure of the Issuer to comply with the Continuing Disclosure Certificate shall be an action to compel performance.

Beneficiaries

The Continuing Disclosure Certificate shall inure solely to the benefit of the Issuer, the Trustee, the Dissemination Agent, the Participating Underwriter, Holders and Beneficial Owners from time to time of the 2026 Series E/F Bonds, and shall create no rights in any other person or entity.

LEGALITY FOR INVESTMENT

Pursuant to the Act, the 2026 Series E/F Bonds are eligible for investment in Idaho by state and municipal officers, banks, trust companies, savings banks and saving associations, savings and loan associations, national banking associations, insurance companies, executors, trustees and other fiduciaries, and all other persons who are authorized to invest in bonds or other obligations of the State of Idaho.

LEGALITY AND TAX STATUS

Certain legal matters in connection with the issuance of the 2026 Series E/F Bonds are subject to the approval of Skinner Fawcett LLP, Bond Counsel. Bond Counsel undertakes no responsibility for the accuracy, completeness or fairness of this Official Statement. Certain legal matters will be passed upon for the Underwriters by Gilmore & Bell, P.C. Certain legal matters relating to the Issuer will be passed upon by John R. McDevitt, Esq. of Skinner Fawcett LLP, Boise, Idaho, as general counsel to the Issuer.

In the opinion of Bond Counsel to the Issuer, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2026 Series E Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Bond Counsel is of the further opinion that interest on the 2026 Series E Bonds is not a specific preference item for purposes of the federal alternative minimum tax. Bond Counsel notes that interest on the 2026 Series E Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. Interest on the 2026 Series F Bonds is *not* excluded from gross income for federal income tax. Bond Counsel is of the opinion that interest on the 2026 Series E/F Bonds is exempt from State of Idaho personal income taxes. A complete copy of the proposed form of opinion of Bond Counsel is set forth in APPENDIX B hereto.

The 2026 Series E Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) ("Premium Bonds") will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, the amount of tax-exempt interest received, and a Beneficial Owner's basis in a Premium Bond, will be reduced by the amount of amortizable bond premium properly allocable to such Beneficial Owner. Beneficial Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

The Code imposes various restrictions, conditions, and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the 2026 Series E Bonds. The Issuer has made certain representations and covenanted to comply with certain restrictions, conditions and requirements designed to ensure that interest on the 2026 Series E Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the 2026 Series E Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the 2026 Series E/F Bonds. The opinion of Bond Counsel assumes the accuracy of these representations and compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken

(or not taken) or events occurring (or not occurring) or any other matters coming to the Bond Counsel's attention after the date of issuance of the 2026 Series E Bonds may adversely affect the value of, or the tax status of interest on, the 2026 Series E Bonds. Accordingly, the opinion of Bond Counsel is not intended to, and may not, be relied upon in connection with any such actions, events or matters.

Although Bond Counsel is of the opinion that interest on the 2026 Series E Bonds is excluded from gross income for federal income tax purposes and is exempt from State of Idaho personal income taxes, the ownership or disposition of, or the accrual or receipt of interest on, the 2026 Series E Bonds may otherwise affect a Beneficial Owner's federal, state or local tax liability. The nature and extent of these other tax consequences depends upon the particular tax status of the Beneficial Owner or the Beneficial Owner's other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the 2026 Series E Bonds to be subject, directly or indirectly, in whole or in part, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals or clarification of the Code or court decisions may also affect, perhaps significantly, the market the price for, or marketability of, the 2026 Series E Bonds. Prospective purchasers of the 2026 Series E Bonds should consult their own tax advisors regarding the potential impact of any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel is expected to express no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of the 2026 Series E Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service ("IRS") or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the Issuer, or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The Issuer has covenanted, however, to comply with the requirements of the Code.

Bond Counsel's engagement with respect to the 2026 Series E/F Bonds ends with the issuance of the 2026 Series E/F Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Issuer or the Beneficial Owners regarding the tax-exempt status of the 2026 Series E Bonds in the event of an audit examination by the IRS. Under current procedures, parties other than the Issuer and their appointed counsel, including the Beneficial Owners, would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the Issuer legitimately disagrees, may not be practicable. Any action of the IRS, including but not limited to selection of the 2026 Series E/F Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the 2026 Series E Bonds, and may cause the Issuer or the Beneficial Owners to incur significant expense.

NO LITIGATION

There is no proceeding or litigation of any nature now pending or threatened restraining or enjoining the issuance, sale, execution or delivery of the 2026 Series E/F Bonds, or in any way contesting or affecting the validity of the 2026 Series E/F Bonds, any proceedings of the Issuer taken with respect to the issuance or sale thereof, the pledge or application of any money or security provided for the payment of the 2026 Series E/F Bonds, the existence or powers of the Issuer relating to the 2026 Series E/F Bonds or the title of any officers of the Issuer to their respective positions.

RATING

The Issuer expects that Moody's Investors Service ("Moody's") will assign the 2026 Series E/F Bonds a rating of "Aa1" prior to the pricing date of the 2026 Series E/F Bonds; however, there is no assurance that Moody's will assign such ratings to the 2026 Series E/F Bonds.

Such rating reflects only the views of the Rating Agency. Explanations of the significance of the rating may be obtained from the Rating Agency as follows: Moody's Investors Service, Inc., 99 Church Street, New York, New York 10007, (212) 553-0300. A rating is not a recommendation to buy, sell or hold the 2026 Series E/F Bonds, and there is no assurance that any rating will be maintained for any given period of time by the Rating Agency or that it will not be revised or withdrawn entirely by the Rating Agency, if in its judgment circumstances so warrant. Any such revision or withdrawal of a rating may have an adverse effect on the market price of the 2026 Series E/F Bonds.

UNDERWRITING

The 2026 Series E/F Bonds will be purchased from the Issuer by the Underwriters, represented by BofA Securities, Inc., under a Purchase Contract dated _____, 2026 (the "Purchase Contract"), pursuant to which the Underwriters agree, subject to certain conditions, to purchase all of such 2026 Series E/F Bonds. The Underwriters have agreed to purchase (i) the 2026 Series E Bonds from the Issuer at a price of $_____ (representing the principal amount of the 2026 Series E Bonds, plus original issue [premium/discount] of $_____) and (ii) the 2026 Series F Bonds from the Issuer at a price of $_____ (representing the principal amount of the 2026 Series F Bonds, plus original issue [premium/discount] of $_____). The Issuer will also pay to the Underwriters a fee of $_____ with respect to their purchase of the 2026 Series E/F Bonds.

BofA Securities, Inc., one of the Underwriters of the 2026 Series E/F Bonds, has entered into a distribution agreement with its affiliate Merrill Lynch, Pierce, Fenner & Smith Incorporated ("MLPF&S"). As part of this arrangement, BofA Securities, Inc. may distribute securities to MLPF&S, which may in turn distribute such securities to investors through the financial advisor network of MLPF&S. As part of this arrangement, BofA Securities, Inc. may compensate MLPF&S as a dealer for their selling efforts with respect to the 2026 Series E/F Bonds.

PNC Capital Markets LLC, one of the Underwriters of the 2026 Series E/F Bonds, and PNC Bank, National Association are both wholly-owned subsidiaries of PNC Financial Services Group, Inc. PNC Capital Markets LLC is not a bank, and is a distinct legal entity from PNC Bank, National Association. PNC Bank, National Association has other banking and financial relationships, including credit relationships, with the Issuer.

RBC Capital Markets, LLC ("RBCCM"), one of the Underwriters of the 2026 Series E/F Bonds, has entered into a distribution arrangement with its affiliate RBC Securities, Inc. ("RBC Securities") (formerly known as City National Securities, Inc). As part of this arrangement, RBCCM may distribute municipal securities to investors through the financial advisor network of RBC Securities. As part of this arrangement, RBCCM may compensate RBC Securities for its selling efforts with respect to the 2026 Series E/F Bonds. RBCCM serves as remarketing agent on separate bonds outstanding under the Indenture. The Royal Bank of Canada ("RBC"), acting through its branch currently located at 200 Vesey Street, New York, New York, 10281, an affiliate of RBCCM, serves as swap counterparty, provides a line of credit to the Issuer, and provides a standby bond purchase agreement on separate bonds outstanding under the Indenture.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non financial activities and services. Under certain circumstances, the Underwriters and their affiliates may have certain creditor and/or other rights against the Issuer and its affiliates in connection with such activities. In the course of their various business activities, the Underwriters and their respective affiliates, officers, directors and employees may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans, commodities, currencies, credit default swaps and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. The Underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to the clients that they should acquire, long and/or short positions in such assets, securities, and instruments.

The initial public offering prices stated on the inside front cover of this Official Statement may be changed from time to time by the Underwriters. The Underwriters may offer and sell the 2026 Series E/F Bonds to certain dealers (including dealers depositing such Bonds into investment trusts), dealer banks, banks acting as agents and others at prices lower than said public offering prices.

The Underwriters are not acting as financial advisor to the Issuer in connection with the offer and sale of the 2026 Series E/F Bonds.

Zions Bancorporation, National Association, one of the Underwriters of the 2026 Series E/F Bonds, is also serving as Trustee under the Indenture pursuant to which the 2026 Series E/F Bonds are issued.

FINANCIAL STATEMENTS OF THE ISSUER

The audited financial statements of the Issuer for the fiscal year ending June 30, 2026 are included in APPENDIX F.

ADDITIONAL INFORMATION

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representations of fact. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or holders of any of the 2026 Series E/F Bonds.

Copies in reasonable quantity of the Indenture and other documents referenced herein may be obtained during the offering period from the Underwriters or from the Issuer at 565 West Myrtle Street, Boise, Idaho 83702.

The delivery of this Official Statement has been duly authorized by the Issuer. Concurrently with the delivery of the 2026 Series E/F Bonds, the Issuer will furnish a certificate executed on behalf of the Issuer to the effect that this Official Statement, as of the date of this Official Statement and as of the date of delivery of the 2026 Series E/F Bonds, does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements herein, in the light of the circumstances under which they were made, not misleading.

IDAHO HOUSING AND FINANCE ASSOCIATION

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APPENDIX A
INSURANCE, GUARANTEES AND FORECLOSURE

Federal Housing Administration Single Family Mortgage Insurance

FHA may insure loans on amounts up to 115 percent of the area median house price, when that amount is between the national minimum ($541,287) and maximum ($1,249,125). The minimum and maximum loan limits are based on 65 percent and 150 percent of the conforming loan limits for Government-Sponsored Enterprises (GSE), which in 2026 is $832,750.

In Idaho, the current maximum insurable mortgage amounts are as follows:

Counties	Mortgage Amount Limit ($)
Blaine and Camas	$759,000
Teton	1,249,125
Ada, Boise, Canyon, Gem, and Owyhee	586,500
Valley	615,250
Kootenai	572,700
All other	541,287

In addition, the loan to value ratio for each insurable mortgage may not exceed 96.5% of the value of the properties. After the FHA Modernization Act of 2008 became effective, a minimum down payment of 3.5% of the property value is required be collected. Home buyers may finance an up-front mortgage insurance premium and a portion of any closing costs, but in no event may the loan to value ratio exceed 100% of the value of a property. However, when a unit of government or an instrumentality of one is offering down payment and/or closing cost assistance in the form of secondary financing, the combined LTV can exceed 100% of the appraised value. Value is defined as the lesser of (a) appraised value of the property plus closing costs, or (b) the sales price of the property plus closing costs paid by the mortgagor.

Currently, home buyers under the Section 203(b) Program are required to pay an up-front mortgage insurance premium. Since July 1, 1991, an annual risk-based premium has been assessed based on the amount of down payment. Under current regulations, a .55% fee will be assessed annually if the initial loan-to-value ratio (LTV) is greater than 95% and .50% if the LTV is less than or equal to 95%. For Mortgage Loans with an FHA case number assigned on or between January 1, 2001 and June 2, 2013, such annual mortgage insurance premiums will be cancelled automatically when the LTV is less than or equal to 78%, provided that the mortgagor has paid the annual mortgage insurance premium for at least five years. The contract of insurance will remain in force for any such Mortgage Loan's full term. For a Mortgage Loan with an original LTV exceeding 90% and an FHA case number assigned on or after June 3, 2013, the annual mortgage insurance must be paid monthly, as long as there is a principal balance outstanding, up through the full 30-year amortization schedule.

The regulations governing the FHA single-family programs under which the Mortgage Loans may be insured provide that a mortgage loan will be considered to be in default if the mortgagor fails to make any payment or perform any other obligation under the mortgage, and such failure continues for a period of 30 days. Insurance benefits are payable to the mortgagee either upon foreclosure (or other acquisition of the property) and conveyance of mortgaged premises to HUD. In the event of a default on an FHA-insured single-family mortgage loan, the mortgagee must determine whether or not the default is caused by a circumstance or set of circumstances beyond the mortgagor's control which temporarily renders the mortgagor financially unable to cure the delinquency within a reasonable time or to make full mortgage payments. If the determination is made that the default is caused by such circumstances, the mortgagee generally is not permitted to initiate foreclosure proceedings unless and until it has offered the mortgagor appropriate loss mitigation alternatives. FHA insurance claims are paid in an amount equal to one hundred percent (100%) of the outstanding principal balance of the mortgage loan plus interest and certain additional costs and expenses. When entitlement to insurance benefits results from foreclosure (or other acquisition of the property) and conveyance, the insurance payment is computed as of the date of the default by the mortgagor. The insurance payment itself bears interest as provided under FHA regulations.

Payment for insurance claims may include reimbursement to the mortgagees for tax, insurance, and similar payments made by them, as well as deductions for amounts received or retained by them after default. Under most FHA insurance programs for single-family residences the Federal Housing Commissioner has the option of paying insurance claims in cash or in debentures. The HUD debenture rate may be less than the interest rate on the mortgage loans, and any such debentures would mature 20 years after the date of issue, pay interest semiannually and may be redeemable at par at the option of HUD. Current FHA policy, which is subject to change at any time, is to pay insurance claims in cash.

Department of Veterans Affairs Guaranty Program

The Serviceman's Readjustment Act of 1944, as amended, permits eligible veterans (or in certain circumstances a veteran's spouse) and service members to obtain a mortgage loan guarantee by the Department of Veterans Affairs (the "VA") covering mortgage financing of the purchase of a one-to-four unit family dwelling at interest rates permitted by the VA.

The VA charges a funding fee to eligible borrowers based on the type of loan, the amount of the down payment, and whether the borrower has used the program before, up to a maximum of 3.3% of the total loan amount.

For VA loans over $144,000, the VA will guarantee up to 25% of the loan amount for the purchase or construction of a home or the purchase of a condominium unit for eligible veterans, service members and survivors with full entitlement. Full entitlement is available for borrowers who have never used the benefit before or who have repaid a prior loan that had a VA guarantee. The maximum guaranty on a VA loan under $144,000 for the purchase or construction of a home or the purchase of a condominium unit is $36,000.

For eligible borrowers who have used the VA guarantee before and still have remaining entitlement, the maximum guaranty on a VA loan is 25% of the loan limit of the county in which the borrower resides minus the amount of the VA guarantee already used by the borrower.

Claims for the payment of a VA guarantee may be submitted when any default of the mortgagor continues for a period of three months. A guarantee may be paid without the mortgagee instituting foreclosure proceedings or otherwise acquiring title.

Before initiating suit or foreclosure, the mortgagee must notify the VA of a default, and within thirty days thereafter the VA may, at the VA's option, pay the mortgagee the unpaid balance of the obligation plus accrued interest and receive an assignment of the loan and security.

The liability on the guarantee is reduced or increased pro rata with any reduction or increase in the amount of the indebtedness, but will in no event exceed the original amount of the guarantee. Notwithstanding the dollar and percentage limitations of the guarantee, a mortgagee will ordinarily suffer a monetary loss only when the difference between the unsatisfied indebtedness and the proceeds of any foreclosure sale of a mortgaged premises is greater than the original guarantee as adjusted. The VA may, at its option and without regard to the guarantee, make full payment to a mortgagee of unsatisfied indebtedness on a mortgage upon the mortgagee's obtaining title and conveying it to the VA.

Rural Housing and Community Development Service Guaranteed Housing Loan Program

Title V of the Housing Act of 1949 permits the Rural Housing and Community Development Service of the Department of Agriculture (formerly the Farmers Home Administration) (FHA) to provide mortgage guarantees for single family rural housing loans. A Rural Housing and Community Development Service guarantee constitutes an obligation supported by the full faith and credit of the United States.

The maximum loss payment under a Rural Housing and Community Development Service guarantee will be the lesser of:

(a) Any loss of an amount equal to 90 percent of the principal amount actually advanced to the mortgagor, or

(b) Any loss sustained by the lender of an amount up to 35 percent of the principal amount actually advanced to the mortgagor, plus any additional loss sustained by the lender of an amount up to 85 percent of the remaining 65 percent of the principal amount actually advanced to the mortgagor.

Loss includes only (1) principal and interest evidenced by the note; (2) any loan subsidy due and owing; and (3) any principal and interest indebtedness on Rural Housing and Community Development Service approved protective advances for protection and preservation of collateral. Interest is covered by the guarantee to the date of the final loss settlement when the lender conducts liquidation of collateral in an expeditious manner. Net proceeds received from liquidation of the collateral will be used in calculating the amount of loss sustained. If the lender acquires the collateral, the net proceeds from collateral for calculating loss shall be determined by the Rural Housing and Community Development Service as follows: (i) the collateral will be appraised at its current market value as of the date of acquisition by the lender then (ii) deduct from such appraised value an estimate of liquidation costs which will include an allowance for the estimated time the property will be held by the lender. The Rural Housing and Community Development Service will pay its claim based on an appraisal after foreclosure has occurred rather than upon the sale of the property.

Idaho Foreclosure Procedures

The mortgages employed in Idaho generally take the form of trust deeds. The Idaho Code permits the trustee under a trust deed to conduct a non-judicial foreclosure sale. The trustee institutes this process by filing for record a notice of default; copies of this notice are also mailed or delivered to the trustor (mortgagor) and any other persons who have requested such notice.

Subsequent to recording the notice of default and at least 120 days prior to the date fixed for sale of the property, the trustee must give notice of such sale by registered or certified mail to the last known address of the trustor and to certain other parties prescribed by statute. In addition, the notice of sale must be published in a newspaper of general circulation in the county where the property is located and such notice must be served on all occupants of the property or posted on the property, if vacant. Under certain circumstances, the trustor or other interested party may reinstate the trust deed by paying the amount in default plus costs and expenses incurred in foreclosure. The sale, once made, is deemed final as to all persons who have been given notice as prescribed by statute. No redemption is permitted after the sale.

While a majority of foreclosures in Idaho are conducted non-judicially, foreclosures involving deceased borrowers, title issues, junior federal/HUD encumbrances on the property, or other specialized circumstances may preclude a trustee's ability to conduct a non-judicial foreclosure sale. Should this occur, the foreclosure is conducted judicially by filing a complaint in the court of the county where the property is located. The sale is then conducted by the sheriff of said county pursuant to a writ of execution issued by the court. For judicial foreclosures of property less than 20 acres, the Idaho Code prescribes a redemption period of six (6) months from the date of sale.

Servicemembers' Civil Relief Act

The Servicemembers' Civil Relief Act applies to anyone called to active military duty and who has debts (including mortgage debt) incurred before they were so activated. The Servicemembers' Civil Relief Act, as amended by the FHA Modernization Act of 2008, effectively provides that, upon activation and during the period of active duty and for a period of twelve months, thereafter such debts may not be foreclosed on. Additionally, during the period of active duty and for a period of one year thereafter any interest on such debts in excess of 6% must be forgiven.

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APPENDIX B
PROPOSED FORM OF OPINION OF BOND COUNSEL

Upon the issuance of the 2026 Series E/F Bonds, Skinner Fawcett LLP, Bond Counsel, proposes to issue an opinion in substantially the following form:

Idaho Housing and Finance Association
Boise, Idaho

Idaho Housing and Finance Association
Single Family Mortgage Bonds
2026 Series E (Non-AMT)
2026 Series F (Federally Taxable)

We have acted as bond counsel to the Idaho Housing and Finance Association (the "Issuer") in connection with the issuance of $_____ aggregate principal amount of Idaho Housing and Finance Association Single Family Mortgage Bonds, 2026 Series E (Non-AMT) (the "2026 Series E Bonds"); and $_____ aggregate principal amount of Idaho Housing and Finance Association Single Family Mortgage Bonds, 2026 Series F (Federally Taxable) (the "2026 Series F Bonds" and together with the 2026 Series E Bonds, the "2026 Series E/F Bonds"). The 2026 Series E/F Bonds are issued pursuant to a General Indenture of Trust, dated as of July 1, 2019, as amended and supplemented, between the Issuer and Zions Bancorporation, National Association, as trustee (the "Trustee") and a 2026 Series E/F Indenture, dated as of December 1, 2026, between the Issuer and the Trustee (collectively, the "Indenture"). Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Indenture.

In such connection, we have reviewed the Indenture, the Tax Certificate, dated the date hereof (the "Tax Certificate"), an opinion of counsel to the Issuer, certificates of the Issuer, the Trustee and others, and such other documents, opinions and matters to the extent we deemed necessary to render the opinions set forth herein.

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other matters come to our attention after the date hereof. Accordingly, this letter speaks only as of its date and is not intended to, and may not, be relied upon or otherwise used in connection with any such actions, events or matters. We disclaim any obligation to update this letter. We have assumed the genuineness of all documents and signatures presented to us (whether as originals or as copies) and the due and legal execution and delivery thereof by, and validity against, any parties other than the Issuer. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the second paragraph hereof. Furthermore, we have assumed compliance with all covenants and agreements contained in the Indenture and the Tax Certificate, including (without limitation) covenants and agreements compliance with which is necessary to assure that future actions, omissions or events will not cause interest on the 2026 Series E Bonds to be included in gross income for federal income tax purposes. We call attention to the fact that the rights and obligations under the 2026 Series E/F Bonds, the Indenture, the Tax Certificate, and their enforceability may be subject to bankruptcy, insolvency, receivership, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against public agencies like the Issuer. We express no opinion with respect to any indemnification, contribution, liquidated damages, penalty (including any remedy deemed to constitute a penalty), right of set-off, arbitration, choice of law, choice of forum, choice of venue, non-exclusivity of remedies, waiver or severability provisions contained in the foregoing documents, nor do we express any opinion with respect to the state or quality of title to or interest in any of the assets described in or as subject to the lien of the Indenture or the accuracy or sufficiency of the description contained therein of, or the remedies available to enforce liens on, any such assets. Our services did not include financial or other non-legal advice. Finally, we undertake no responsibility for the accuracy, completeness or fairness of the Official Statement or other offering material relating to the 2026 Series E/F Bonds and express no opinion with respect thereto.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The Issuer is an independent public body corporate and politic, duly organized and validly existing under the laws of the State of Idaho, and has lawful authority to issue the 2026 Series E/F Bonds.

2. The Indenture has been duly executed and delivered by, and constitutes the valid and binding obligation of, the Issuer. The Indenture creates a valid pledge, to secure the payment of the principal of and interest on the 2026 Series E/F Bonds, of the Revenues and any other amounts held by the Trustee in any fund or account established pursuant to the Indenture (except for amounts on deposit in the Rebate Account, the Bond Purchase Fund, the Short Term Bond Account and any Issuer Payment Account, and except for any Rebate Requirement to be deposited in the Rebate Account), and of the rights and interests of the Issuer in and to the MBS and the Mortgage Loans, subject to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth in the Indenture.

3. The 2026 Series E/F Bonds constitute valid and binding limited obligations of the Issuer, payable solely from the Revenues and other assets pledged therefor under the Indenture. None of the 2026 Series E/F Bonds constitute a debt or liability of the State of Idaho or any political subdivision thereof.

4. Interest on the 2026 Series E Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Interest on the 2026 Series E Bonds is not a specific preference item for purposes of the federal alternative minimum tax. We observe that interest on the 2026 Series E Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax.

5. Interest on the 2026 Series F Bonds is not excluded from gross income for federal income tax purposes under Section 103 of the Code.

6. Interest on the 2026 Series E/F Bonds is exempt from State of Idaho personal income taxes.

We express no opinion regarding other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the 2026 Series E/F Bonds.

Faithfully yours,

SKINNER FAWCETT LLP

APPENDIX C
GINNIE MAE CERTIFICATES

This summary of the Ginnie Mae Mortgage Backed Securities Program, the Ginnie Mae Certificates and the documents referred to herein does not purport to be comprehensive and is qualified in its entirety by reference to the Ginnie Mae Mortgage Backed Securities Guide published by Ginnie Mae and to said documents for full and complete statements of their provisions. As of the date of this Disclosure Statement, such guide can be found at www.ginniemae.gov/issuers/program_guidelines/Pages/mbsguidelib.aspx. The following summary is of the GNMA I Program and the GNMA II Program.

Government National Mortgage Association ("Ginnie Mae") is a wholly-owned corporate instrumentality of the United States within the Department of Housing and Urban Development ("HUD") with its principal office in Washington, D.C.

To issue Ginnie Mae Certificates, a Master Servicer must first apply to and receive from Ginnie Mae the Commitment to Guarantee Mortgage Backed Securities (the "MBS Agreement"). The MBS Agreement authorizes such Master Servicer to apply to Ginnie Mae for the issuance of Mortgage-backed Securities eligible for guaranty by Ginnie Mae up to a stated date and issue Ginnie Mae Certificates up to a stated amount during a one-year period following the date of the MBS Agreement. Each MBS Agreement is valid for a 12-month period from the date of commitment.

Each Ginnie Mae Certificate is to be backed by a mortgage pool consisting of mortgage loans. Each Ginnie Mae I Certificate will be a "mortgage loan pass-through certificate" which will require the Master Servicer to pass through to the paying and transfer agent for the Ginnie Mae I program by 7:00 a.m. Eastern Time on the fifteenth calendar day of each month (or if the fifteenth calendar day is not a business day, then the next business day), the regular monthly payments on the mortgage loans (less the Ginnie Mae Guaranty Fee and the Master Servicer's servicing fee), whether or not the Master Servicer receive such payments, plus any recoveries of principal of the mortgage loans received by the Master Servicer in the previous month. Each Ginnie Mae II Certificate will be a "mortgage loan pass-through certificate" which will require the Master Servicer to pass through to the Central Paying and Transfer Agent for the Ginnie Mae II program, by 7:00 a.m. Eastern Time on the twentieth calendar day of each month (or if the twentieth calendar day is not a business day, then the next business day), the regular monthly payments on the mortgage loans (less the Ginnie Mae Guaranty Fee and the Master Servicer's servicing fee), whether or not the Master Servicer received such payments, plus any recoveries of principal on the mortgage loans received by the Master Servicer. The Central Paying and Transfer Agent for the GNMA II program is then required to pass through to the Trustee on the twentieth day of each month (or if such day is not a business day, the next business day) the scheduled payments received from the Master Servicer. Ginnie Mae guarantees timely payment of principal of and interest with respect to the Ginnie Mae Certificate.

Ginnie Mae is authorized by Section 306(g) of Title III of the National Housing Act of 1934, as amended (the "Housing Act"), to guarantee the timely payment of the principal of, and interest on, securities that are based on and backed by a pool of mortgage loans insured or guaranteed under the National Housing Act, Title V of the Housing Act of 1949, the Servicemen's Readjustment Act of 1944, chapter 37 of Title 38, United States Code, or section 184 of the Housing and Community Development Act of 1992. Section 306(g) further provides that "the full faith and credit of the United States is pledged to the payment of all amounts which may be required to be paid under any guaranty under this subsection." An opinion, dated December 9, 1969, of an Assistant Attorney General of the United States, states that such guarantees under Section 306(g) of mortgage backed certificates of the type being delivered to the Trustee on behalf of the Issuer are authorized to be made by Ginnie Mae and "would constitute general obligations of the United States backed by its full faith and credit."

Ginnie Mae, upon execution of the Ginnie Mae Guaranty appended to the Ginnie Mae Certificate, and upon delivery of the Ginnie Mae Certificate to the Master Servicer, will have guaranteed to the Trustee as holder of the Ginnie Mae Certificate the timely payment of principal of and interest on the Ginnie Mae Certificate. In order to meet its obligations under such guaranty, Ginnie Mae, in its corporate capacity under Section 306(d) of Title III of the Housing Act, may issue its general obligations to the United States Treasury Department in an amount outstanding at any one time sufficient to enable Ginnie Mae, with no limitations as to amount, to perform its obligations under its guaranty of the timely payment of the principal of and interest on the Ginnie Mae Certificate. The Treasury is authorized to purchase any obligation so issued by Ginnie Mae and has indicated in a letter dated February 13, 1970,

from the Secretary of the Treasury to the Secretary of HUD that the Treasury will make loans to Ginnie Mae, if needed, to implement the aforementioned guaranty.

Ginnie Mae is required to warrant to the Trustee as the holder of the Ginnie Mae Certificate, that, in the event it is called upon at any time to make payment on its guaranty of the principal of and interest on the Ginnie Mae Certificate, it will, if necessary, in accordance with Section 306(d) of Title III of the Housing Act, apply to the Treasury Department of the United States for a loan or loans in amounts sufficient to make payments of principal and interest.

The Master Servicer will be responsible for servicing and otherwise administering the mortgage loans in accordance with generally accepted practices of the mortgage banking industry and the Ginnie Mae Mortgage Backed Securities Guide (the "Guide").

The monthly remuneration of the Master Servicer for its servicing and administrative functions, and the Guaranty Fee charged by Ginnie Mae are based on the total aggregate unpaid principal balance of mortgage loans outstanding. The Master Servicer's servicing fee and the Ginnie Mae Guaranty Fee are deducted from payments on the mortgage loans before payments are passed through to the holder of the Ginnie Mae Certificates.

It is expected that interest and principal payments on the mortgage loans received by the Master Servicer will be the source of payments on the Ginnie Mae Certificates. If such payments are less than what is due, the Master Servicer is obligated to advance its own funds to ensure timely payment of all amounts coming due on the Ginnie Mae Certificates. Ginnie Mae guarantees such timely payment in the event of the failure of the Master Servicer to pay an amount equal to the scheduled payments (whether or not made on the mortgage loans).

The Master Servicer is required to advise Ginnie Mae in advance of any impending default on scheduled payments so that Ginnie Mae as guarantor will be able to continue such payments as scheduled on the third business day following the twentieth calendar day of each month. If, however, such payments are not received as scheduled, the Trustee has recourse directly to Ginnie Mae.

The Ginnie Mae Guaranty Agreement to be entered into by Ginnie Mae and the Master Servicer upon issuance of the Ginnie Mae Certificates (the "Ginnie Mae Guaranty Agreement") will provide that, in the event of a default by the Master Servicer, Ginnie Mae will have the right, by letter to the Master Servicer, to effect and complete the extinguishment of the Master Servicer's interest in the mortgage loans, and the mortgage loans are to thereupon become the absolute property of Ginnie Mae, subject only to the unsatisfied rights of the holder of the Ginnie Mae Certificate. In such event, the Ginnie Mae Guaranty Agreement will provide that Ginnie Mae will be the successor in all respects to the Master Servicer in its capacity under the Ginnie Mae Guaranty Agreement and the transaction and arrangements set forth or arranged for therein. At any time, Ginnie Mae may enter into an agreement with an institution approved by Ginnie Mae under which such institution undertakes and agrees to assume any part or all of such duties, and no such agreement will detract from or diminish the responsibilities, duties or liabilities of Ginnie Mae in its capacity as guarantor.

APPENDIX D
FANNIE MAE MORTGAGE-BACKED SECURITIES PROGRAM

The summary of Fannie Mae MBS Program (as defined below), the Fannie Mae Certificates and other documents referred to herein does not purport to be comprehensive and is qualified in its entirety by reference to the Fannie Mae Selling Guide and the Fannie Mae Servicing Guide (collectively, the "Fannie Mae Guides") and the Fannie Mae Certificates and other documents for full and complete statements of their provisions. Copies of the Fannie Mae Guides, the Fannie Mae Prospectus and Fannie Mae's most recent annual and quarterly reports and proxy statement are available from Fannie Mae, 3900 Wisconsin Avenue, N.W., Washington, D.C. 20016, (800-237-8627), or at www.fanniemae.com. Neither the Issuer nor the Underwriters make any representation with respect to the accuracy or completeness of this summary.

General

Federal National Mortgage Association ("Fannie Mae") is a federally chartered and stockholder-owned corporation organized and existing under the Federal National Mortgage Association Charter Act, as amended (12 U.S.C. Section 1716 et seq.). Fannie Mae was originally established in 1938 as a United States government agency to provide supplemental liquidity to the mortgage market and was transformed into a stockholder-owned and privately managed corporation by legislation enacted in 1968. Fannie Mae provides funds to the mortgage market by purchasing mortgage loans from lenders, thereby replenishing their funds for additional lending. Fannie Mae acquires funds to purchase mortgage loans from many capital market investors that may not ordinarily invest in mortgage loans, thereby expanding the total amount of funds available for housing. In addition, Fannie Mae issues mortgage-backed securities primarily in exchange for pools of mortgage loans from lenders.

Although the Secretary of the Treasury has certain discretionary authority to purchase obligations of Fannie Mae, neither the United States nor any agency thereof is obligated to finance Fannie Mae's obligations or to assist Fannie Mae in any manner.

The Federal Housing Finance Regulatory Reform Act of 2008 (the "Reform Act") established the Federal Housing Finance Agency ("FHFA"), which assumed the regulatory and oversight duties of Fannie Mae of the Office of Federal Housing Enterprise Oversight and the Department of Housing and Urban Development. In 2008, the Director of FHFA placed Fannie Mae into conservatorship, appointing FHFA as conservator. This conservatorship does not have a specified termination date.

Fannie Mae Mortgage-Backed Securities Program

Fannie Mae has implemented a mortgage-backed securities program pursuant to which Fannie Mae issues securities backed by pools of mortgage loans (the "Fannie Mae MBS Program"). The obligations of Fannie Mae, including its obligations under the Fannie Mae Certificates, are obligations solely of Fannie Mae and are not backed by, or entitled to, the full faith and credit of the United States.

The terms of the Fannie Mae MBS Program are governed by the Fannie Mae Guides, as modified by a pool purchase contract, and, in the case of mortgage loans such as the Mortgage Loans, a 2009 Single-Family Master Trust Agreement dated as of January 1, 2009, as amended from time to time, and a supplement thereto to be issued by Fannie Mae in connection with each pool. The Fannie Mae MBS Program is further described in a prospectus issued by Fannie Mae (the "Fannie Mae Prospectus"). The Fannie Mae Prospectus is updated from time to time. A Fannie Mae Prospectus Supplement may not be available as to Fannie Mae Certificates acquired pursuant to the Program. The Issuer does not and will not participate in the preparation of the Fannie Mae Prospectus, annual reports, quarterly reports, proxy statements or any other documents issued by Fannie Mae.

Fannie Mae Certificates

Fannie May Certificates are mortgage-backed pass-through securities issued and guaranteed by Fannie Mae under its MBS Program. As of June 3, 2019, each Fannie Mae Certificate is now a UMBS. Any Fannie Mae Certificate acquired by the Issuer will represent a fractional undivided interest in a specified pool of Mortgage Loans purchased by Fannie Mae from the servicer and identified in records maintained by Fannie Mae. The Mortgage Loans backing each Fannie Mae Certificate will bear interest at a specified rate per annum, and each Fannie Mae Certificate will bear

interest at a lower rate per annum (the "pass-through rate"). The difference between the interest rate on the conventional mortgage loans and the pass-through rate on the Fannie Mae Certificate will be collected by the servicer and used to pay the servicer's servicing fee and Fannie Mae's guaranty fee. Fannie Mae will guarantee to the registered holder of the Fannie Mae Certificates that it will distribute amounts representing scheduled principal and interest at the applicable pass-through rate on the Mortgage Loans in the pools represented by such Fannie Mae Certificates, whether or not received, and the full principal balance of any foreclosed or other finally liquidated Mortgage Loan, whether or not such principal balance is actually received.

THE OBLIGATIONS OF FANNIE MAE UNDER SUCH GUARANTEES ARE OBLIGATIONS SOLELY OF FANNIE MAE AND ARE NOT BACKED BY, NOR ENTITLED TO, THE FAITH AND CREDIT OF THE UNITED STATES. IF FANNIE MAE WERE UNABLE TO SATISFY SUCH OBLIGATIONS, DISTRIBUTIONS TO THE TRUSTEE, AS THE REGISTERED HOLDER OF FANNIE MAE CERTIFICATES, WOULD CONSIST SOLELY OF PAYMENTS AND OTHER RECOVERIES ON THE UNDERLYING MORTGAGE LOANS AND, ACCORDINGLY, MONTHLY DISTRIBUTIONS TO THE TRUSTEE AS THE HOLDER OF FANNIE MAE CERTIFICATES, WOULD BE AFFECTED BY DELINQUENT PAYMENTS AND DEFAULTS ON SUCH MORTGAGE LOANS.

Payments on Mortgage Loans; Distributions on Fannie Mae Certificates

Payments on a Fannie Mae Certificate are made to the owner thereof on the twenty-fifth day of each month (beginning with the month following the month such Fannie Mae Certificate is issued) or, if such twenty-fifth day is not a business day, on the first business day next succeeding such twenty-fifth day. With respect to each Fannie Mae Certificate, Fannie Mae will distribute to the beneficial owner an amount equal to the total of (a) the principal due on the Mortgage Loans in the related pool underlying such Fannie Mae Certificate during the period beginning on the second day of the month prior to the month of such distribution and ending on the first day of such month of distribution, (b) the stated principal balance of any Mortgage Loan that was prepaid in full during the calendar month immediately preceding the month of such distribution (including as prepaid for this purpose any Mortgage Loan repurchased by Fannie Mae because of Fannie Mae's election to repurchase the Mortgage Loan after it is delinquent, in whole or in part with respect to four consecutive installments of principal and interest; or because of Fannie Mae's election to repurchase such Mortgage Loan under certain other circumstances as permitted by the Fannie Mae Trust Indenture), (c) the amount of any partial prepayment of a Mortgage Loan received during the calendar month immediately preceding the month of distribution (during the second preceding calendar month, for pools of loans formed from the Fannie Mae portfolio that are serviced on a basis that requires remittance of actual payments to Fannie Mae instead of scheduled payments) and (d) one month's interest at the pass-through rate on the principal balance of the Fannie Mae Certificate as reported to the holder thereof in connection with the previous distribution (or, respecting the first distribution, the principal balance of the Fannie Mae Certificate on its issue date).

For purposes of distributions, a Mortgage Loan will be considered to have been prepaid in full if, in Fannie Mae's reasonable judgment, the full amount finally recoverable on account of such mortgage loan has been received, whether or not such full amount is equal to the stated principal balance of the mortgage loan. Fannie Mae may, in its discretion, include with any distribution principal prepayments, both full and partial, received during the month prior to the month of distribution, but is under no obligation to do so.

Reduced Guaranty Fees

If Fannie Mae reduces its guaranty fee to an amount that is less than that used in structuring the cash flows for any Bonds, the difference will become part of the Issuer's fee and will not secure such Bonds.

APPENDIX E
FREDDIE MAC MORTGAGE-BACKED SECURITIES PROGRAM

The summary of the Freddie Mac Guarantor Program (as defined below), the Freddie Mac Certificates and other documents referred to herein does not purport to be complete and is qualified in its entirety by reference to Freddie Mac's Single-Family Seller/Servicer Guide (the "Freddie Mac Guide"), Freddie Mac's Mortgage Participation Certificates Offering Circular, any applicable Offering Circular Supplements, Freddie Mac's most recent annual and quarterly reports and proxy statements and any other documents made available by Freddie Mac. Copies of these documents can be obtained by writing or calling Freddie Mac's Investor Inquiry Department at 8200 Jones Branch Drive, McLean, Virginia 22102 (800-336-FMPC), or at www.freddiemac.com. Neither the Issuer nor the Underwriters make any representation with respect to the accuracy or completeness of this summary.

General

Freddie Mac is a shareholder-owned, government-sponsored enterprise created on July 24, 1970 pursuant to the Federal Home Loan Mortgage Program Operator Act, Title III of the Emergency Home Finance Act of 1970, as amended (the "Freddie Mac Act"). Freddie Mac's statutory mission is (a) to provide stability in the secondary market for residential mortgages, (b) to respond appropriately to the private capital market, (c) to provide ongoing assistance to the secondary market for residential mortgages (including activities relating to mortgages on housing for low- and moderate-income families involving a reasonable economic return that may be less than the return earned on other activities) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing and (d) to promote access to mortgage credit throughout the United States (including central cities, rural areas and underserved areas) by increasing the liquidity of mortgage investments and improving the distribution of investment capital available for residential mortgage financing. Neither the United States nor any agency or instrumentality of the United States is obligated, either directly or indirectly, to fund the mortgage purchase or financing activities of Freddie Mac.

The Federal Housing Finance Regulatory Reform Act of 2008 (the "Reform Act") established the Federal Housing Finance Agency ("FHFA"), which assumed the regulatory and oversight duties of Freddie Mac of the Office of Federal Housing Enterprise Oversight and the United Stated Department of Housing and Urban Development ("HUD") with respect to safety, soundness and mission. HUD remains the regulator of Freddie Mac with respect to fair lending matters. In addition, on September 6, 2008, the Director of FHFA placed Freddie Mac into conservatorship, appointing FHFA as conservator. This conservatorship does not have a specified termination date.

Freddie Mac Guarantor Program

Freddie Mac has established a mortgage purchase program pursuant to which Freddie Mac purchases a group of mortgages from a single seller in exchange for a Freddie Mac Certificate representing an undivided interest in a pool consisting of the same Mortgage Loans (the "Guarantor Program"). Each Freddie Mac Certificate is guaranteed by Freddie Mac as to the timely payment of interest and the full and final payment of principal. The obligations of Freddie Mac under its guarantees of the Freddie Mac Certificates are obligations of Freddie Mac only. The Freddie Mac Certificates, including the interest thereon, are not guaranteed by the United States and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac.

The Issuer does not and will not participate in the preparation of Freddie Mac's Mortgage Participation Certificate Offering Circular, annual reports, quarterly reports or proxy statements.

Freddie Mac supervises the servicing of Mortgage Loans according to the policies in the Freddie Mac Guide, and in accordance with the PC Master Trust Agreement, dated September 25, 2009, as amended from time to time.

Freddie Mac Certificates

Freddie Mac Certificates will be mortgage participation certificates issued under Freddie Mac's Guarantor Program. As of June 3, 2019, each Freddie Mac Certificate is now a UMBS. Under the Guarantor Program, the annual pass-through rate on a Freddie Mac Certificate is established based upon the lowest interest rate on the underlying mortgage loans, minus a minimum servicing fee and the amount of Freddie Mac's management and guarantee fee as agreed upon between the Servicer and Freddie Mac. The lowest interest rate on a mortgage loan in a Certificate Pool

will be greater than or equal to the annual pass-through rate on the related Freddie Mac Certificate plus a minimum servicing fee and Freddie Mac's management and guarantee fee, and the highest interest rate will not exceed two and one-half percentage points above the pass-through rate.

Freddie Mac will guarantee to the registered holder of each Freddie Mac Certificate the timely payment of interest by each mortgagor to the extent of the applicable certificate rate on the registered holder's pro rata share of the unpaid principal balance outstanding on the mortgage loans underlying such Freddie Mac Certificate. Freddie Mac also will guarantee to the Trustee or its nominee as the registered holder of such Freddie Mac Certificate full and final payment of principal. Pursuant to its guarantee, Freddie Mac will indemnify the holder of such Freddie Mac Certificate against any diminution in principal by reason of charges for property repairs, maintenance and foreclosure. Freddie Mac may remit the amount due on account of its guarantee of collection of principal at any time after default on an underlying mortgage loan, but not later than (a) 30 days following foreclosure sale, (b) 30 days following payment of the claim by any mortgage issuer, or (c) 30 days following the expiration of any right of redemption, whichever occurs last, but in any event no later than one year after demand has been made upon the mortgagor for accelerated payment of principal.

The obligations of Freddie Mac under its guarantees of the Freddie Mac Certificates are obligations of Freddie Mac only. The Freddie Mac Certificates, including the interest thereon, are not guaranteed by the United States and do not constitute debts or obligations of the United States or any agency or instrumentality of the United States other than Freddie Mac. If Freddie Mac were unable to satisfy such obligations, distributions on the Freddie Mac Certificates would consist solely of payments and other recoveries on the underlying mortgage loans and, accordingly, delinquencies and defaults would affect monthly distributions on such Freddie Mac Certificates and could adversely affect the payments on the Bonds.

Holders of Freddie Mac Certificates are entitled to receive their pro rata share of all principal payments on the underlying mortgage loans received by Freddie Mac, including any scheduled principal payments, full and partial repayments of principal and principal received by Freddie Mac by virtue of condemnation, insurance, liquidation or foreclosure, including repayments of principal resulting from acquisition by Freddie Mac of the real property securing the mortgage. Freddie Mac is required to remit each registered Freddie Mac Certificate holder's pro rata share of principal payments on the underlying mortgage loans, interest at the certificate rate and any other sums within 60 days of the date on which such payments are received by Freddie Mac.

Reduced Guaranty Fees

If Freddie Mac reduces its guaranty fee to an amount that is less than that used in structuring the cash flows for any Bonds, the difference will become part of the Issuer's fee and will not secure such Bonds.

APPENDIX F
FINANCIAL STATEMENTS OF ISSUER

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Idaho Housing and Finance Association

www.idahohousing.com

Audit Report as of
June 30, 2026 and 2025

Idaho Housing and Finance Association

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June 30, 2026 and 2025

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Independent Auditor's Report

To the Board of Commissioners
Idaho Housing and Finance Association
Boise, Idaho

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities and the discretely presented component unit of Idaho Housing and Finance Association (the Association), a component unit of the State of Idaho as defined by the Governmental Accounting Standards Board (GASB) as of and for the years ended June 30, 2026 and 2025 and the related notes to the financial statements, which collectively comprise the Association's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Association as of June 30, 2026 and 2025 and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Association, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 2 to the financial statements, the Association adopted GASB Statement No. 103, Financial Reporting Model Improvements, effective July 1, 2024, with comparative fiscal year 2025 information retrospectively adjusted for implementation of the standard. Our opinions are not modified with respect to this matter.

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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information as identified in the table of contents does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Eide Bailly LLP

Boise, Idaho
September 25, 2026

The Idaho Housing and Finance Association's (the Association) Management's Discussion and Analysis presents readers of the Association's financial statements a narrative overview and analysis of the financial activities of the Association for the years ended June 30, 2026 and 2025. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department at Idaho Housing and Finance Association, P.O. Box 7899, Boise, ID 83707-1899, via telephone at (208) 331-4700, or via our website at www.idahohousing.com.

Overview of the Financial Statements

This annual financial report consists of three parts: Management's Discussion and Analysis; the financial statements, including notes to the financial statements; and supplemental schedules. Summary information is presented for separate mortgage revenue bond programs in the supplemental schedules.

The Association is a self-supporting organization that must generate all revenue necessary to cover the cost of its operations. The Association services loans for single-family borrowers in Idaho, Connecticut, Iowa, New Mexico, South Dakota, Texas, Oregon, Montana, and Washington, and multifamily affordable housing projects in Idaho. The Association administers seventeen (17) Housing and Urban Development (HUD) programs---Emergency Solutions Grants Program, HOME Investment Partnerships Program, Home – American Rescue Plan, Housing Trust Fund, Neighborhood Stabilization Program, Continuum of Care Program, Youth Homelessness Demonstration Program, Youth Homelessness System Improvement, Comprehensive Housing and Counseling Program, Family Self-Sufficiency Program, Section 8 Performance Based Contract Administration, Housing Choice Voucher Program, Emergency Housing Voucher Program, Mainstream 5-Year Program, Coronavirus State and Local Fiscal Recovery Funds (Workforce Housing and Idaho Collateral Support Program), Federal Housing Administration Insured Mortgage Loans, and Public and Indian Housing Loan Guarantee Program; one (1) U.S. Treasury program---Tax Credit Assistance Program; one (1) Department of Veterans Affairs (VA) program---Guaranteed Mortgage Loans; and one (1) U.S. Department of Agriculture (USDA) program---USDA Rural Housing Services Insured Mortgage Loans. The Association also issues bonds to finance nonprofit facilities, economic development projects, and road improvements throughout the State of Idaho.

According to the Governmental Accounting Standards Board (GASB Cod. 1000, para 801) and the AICPA State and Local Governments Audit and Accounting Guide (para 1.01), the Association meets the definition of a governmental entity and incorporates GASB accounting standards into its financial statements. However, due to the nature of the Association, it is considered a Special Purpose Governmental Entity engaged only in business-type activities. Accordingly, the Association uses Proprietary Enterprise Fund reporting, and the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting.

The Association's financial statements provide detailed information about the most significant activities within the Proprietary Fund. Some of the activities are required by the Department of Housing and Urban Development (HUD) or by certain bond requirements. However, the Association has established others to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using grants and other money.

Component units are organizations legally separate from but financially accountable to the Association and their relationship with the Association is such that exclusion would cause the Association's financial statements to be misleading. The Association has determined that The Housing Company, the Idaho Housing Foundation, and IHFA Community Investment Holdings LLC are integral and material components of the Association's reporting entity and their respective financial statements have been incorporated as such.

Accordingly, The Housing Company's basic financial statements are presented immediately following the Association's basic financial statements while the Idaho Housing Foundation's and IHFA Community Investment Holdings LLC's basic financial statements have been blended with the Association's basic financial statements.

Financial Summary

The following table summarizes the changes in assets, deferred outflows of resources, liabilities, and deferred inflows of resources that occurred during the years ended June 30, 2026, 2025, and 2024, as well as the changes in net position.

Idaho Housing and Finance Association's Net Position (in thousands)

	2026	Percentage Change	2025	Percentage Change	2024
Current and other assets	$ 6,344,842	5.5%	$ 6,013,959	24.5%	$ 4,831,976
Capital assets, net	16,572	47.2%	11,261	16.6%	9,660
Total assets	**6,361,414**	**5.6%**	**6,025,220**	**24.4%**	**4,841,636**
Deferred outflows of resources	**160**	**-83.8%**	**986**	**-51.0%**	**2,013**
Long-term liabilities	3,886,885	2.1%	3,807,451	20.1%	3,171,079
Other current liabilities	1,677,305	11.6%	1,502,748	48.4%	1,012,572
Total liabilities	**5,564,190**	**4.8%**	**5,310,199**	**26.9%**	**4,183,651**
Deferred inflows of resources	**61**	**100.0%**	**-**	**0.0%**	**-**
Net position					
Net investment in capital assets	15,747	54.2%	10,215	12.8%	9,053
Restricted	158,656	13.6%	139,648	111.8%	65,937
Unrestricted	622,920	10.0%	566,144	-3.2%	585,008
Total net position	**$ 797,323**	**11%**	**$ 716,007**	**8%**	**$ 659,998**

Idaho Housing and Finance Association's Changes in Net Position (in thousands)

	2026	Percentage Change	2025	Percentage Change	2024
Operating revenues	$ 213,203	9.1%	$ 195,470	13.4%	$ 172,318
Operating expenses	124,865	19.7%	104,285	4.6%	99,701
Operating income	**88,338**	**-3.1%**	**91,185**	**25.6%**	**72,617**
Noncapital subsidies	(589)	-277.9%	331	-146.0%	(719)
Nonoperating income and expenses	(6,433)	-81.9%	(35,507)	-553.3%	7,833
Change in net position	**81,316**	**45.2%**	**56,009**	**-29.8%**	**79,731**
Net position - beginning of year	716,007	8.5%	659,998	13.7%	580,267
Net position - end of year	**$ 797,323**	**11.4%**	**$ 716,007**	**8.5%**	**$ 659,998**

As of July 1, 2024, the Association adopted Governmental Accounting Standards Board (GASB) Statement No. 103, *Financial Reporting Model Improvements*. Prior year amounts shown in the tables above have been reclassified to conform with this new standard. The implementation of GASB Statement No. 103 had no effect on beginning net position, change in net position, or ending net position.

The fair value adjustments reported in the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position are required under GASB Statements No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools,* No. 53, *Accounting and Financial Reporting for Derivative Instruments*, and No. 72, *Fair Value Measurement and Application*.

Detailed Analysis

The Association reported a positive operating income of $88.338 million during fiscal year 2026, reflecting continued robust loan acquisition production, a growing servicing portfolio, higher servicing revenue, and on-going cost containment measures. The Association continued to pursue its strategy of selling mortgage-backed securities via the most favorable avenue offered by the market. In fiscal year 2026, many transactions were shifted into sales on the open market rather than being sold into bond indentures. As a result, gain on loan sales reported on the Statements of Revenues, Expenses, and Changes in Net Position increased $2.818 million or 23% compared to the prior year.

Loan servicing revenues increased by $9.909 million or 11.5% from fiscal year 2025 to fiscal year 2026, which is approximately in line with the servicing portfolio increase of 10.4% over the same period. Loan production was very strong in fiscal year 2026, with Idaho loan production increasing by 40.7% compared to fiscal year 2025. This strong production resulted in an increase in loan acquisition costs of $12.546 million or 41.6%.

Interest rates remained relatively stable between fiscal year 2025 and fiscal year 2026, including both the U.S. 10 Year Treasury rate, that would significantly affect bond yields, and mortgage rates which impact interest on loans receivable. However, interest on loans receivable did increase by $5.329 million or 7.3% due to the increased loan production mentioned above and an increase in real estate owned loans. The increased volume of real estate owned loans and an increase in loan modifications were primary drivers in the increase of loans held for investment and other assets which rose by $90.782 million or 28.1% and $106.483 million or 56.5%, respectively, from fiscal year 2025 to fiscal year 2026.

Interest from cash and investments increased by $30.291 million or 23.6% due largely to the timing of when bonds were recorded on the Association's ledgers. The 2025A and 2025B single-family mortgage bonds were recorded late in fiscal year 2025 and accrued relatively little interest. The 2025C, 2025D, and 2025E single-family mortgage bonds were recorded early in fiscal year 2026 and accrued a full year of interest. In addition to this bond issuance timing issue, the Association had more cash earning interest year over year. At the end of fiscal year 2026, the Association had $139.274 million or 23.6% more cash and cash equivalents than at the end of fiscal year 2025. This increase in cash was mostly due to timing as the Association had borrowed funds not yet spent on purchasing loans, To Be Announced (TBA) sales that had been executed and the associated cash funds had been received but had not yet been spent, and timing of remitting escrow and investor funds at the end of the month of June. This timing was also a primary driver in the increase in escrow and project reserve deposits of $45.214 million or 16.2% from fiscal year 2025 to fiscal year 2026 and the increase in investor remittance liabilities by $45.503 million or 39.3% from fiscal year 2025 to fiscal year 2026. Interest expense also increased by $30.669 million or 16.0% year over year due largely to a higher level of short-term borrowing throughout fiscal year 2026 in conjunction with the increased loan production levels mentioned above.

The Association's investments decreased by $284.401 million or 9.2% mostly due to timing as the Association had a large number of collateralized investments at Federal Home Loan Bank (FHLB) at the end of fiscal year 2025 in preparation for the issuance of bonds at the beginning of fiscal year 2026 as mentioned earlier. Additionally, the 2024A Transportation Expansion/Congestion Mitigation (TECM) bonds had significant draws in fiscal year 2026, reducing investments and increasing government bond payments receivable. These activities were partially offset by investments associated with the new mortgage revenue bonds issued in fiscal year 2026.

The Association's mortgage servicing rights increased by $26.114 million or 8.6% from fiscal year 2025 to fiscal year 2026, which is in line with portfolio growth for the same period. Bonds and notes increased by $137.335 million or 3.3% due to the issuance of the single-family mortgage bonds mentioned above.

The Association reported a positive operating income during fiscal year 2025, reflecting continued robust loan acquisition production, a growing servicing portfolio, higher servicing revenue, and ongoing cost containment measures. The sustained high interest rates experienced during the fiscal year drove up both interest income and interest expense as compared to fiscal year 2024. The Association continued to pursue its strategy of selling mortgage-backed securities via the most favorable avenue offered by the market. In fiscal year 2024, many sales were made into bond indentures rather than being immediately sold on the open market. Similar market conditions continued into fiscal year 2025. As a result, gain on loan sales reported on the Statements of Revenues, Expenses, and Changes in Net Position remained relatively comparable to the fiscal year 2024.

The issuance of new bonds in fiscal year 2025 caused large increases to both the assets and liabilities of the Association's balance sheet. This activity was somewhat offset by existing mortgage-backed securities continuing to pay down, decreasing the liabilities and the associated assets. Other assets increased mostly due to receivables associated with real estate owned. The principal associated with the majority of these properties is guaranteed by insurance from the Federal Housing Administration, the Department of Veterans Affairs, or the United States Department of Agriculture.

The financial highlights of the Association as of June 30, 2025, compared to June 30, 2024, are as follows: Operating income increased from $72.617 million to $91.185 million, which is an increase of $18.568 million. Total net position, after fair market value and federal pass-through adjustments, increased $56.009 million mainly attributable to positive operating income and an increase in the fair value of the Association's investments. Total assets and deferred outflows of resources increased $1.183 billion or 24%, mainly due to new bond issuances. Total liabilities and deferred inflows of resources increased $1.127 billion or 27% mainly due to new bond issuances.

Fiscal year 2025 was characterized by relatively stable interest rates and continued strength in the real estate market in Idaho. The Association also experienced stable loan purchases of tax-exempt bond-eligible loans by first-time home buyers.

Overall, the Association has successfully managed its loan and financing programs during the periods presented. Looking forward, the Association, in line with market expectations, anticipates more uncertainty in the economic, legal, political, and mortgage-lending environments as volatilities in interest rates, tariffs, and inflation impact the Association's business.

Significant Capital Asset and Long-Term Financing Activity

Capital Assets: The Association's capital assets include land, buildings, right-to-use assets, and equipment. Capital assets are presented in the financial statements at $16.572 million (net of accumulated depreciation). The Association has ongoing capital projects in progress as well as new subscription-based information technology arrangements for a new enterprise resource planning system and a new servicing system.

The Association periodically sells bonds to investors to raise capital. Bonds are marketable securities-backed by mortgage loans on residential and multifamily properties. The Association's bond issues are highly rated because, in addition to a mortgage on the property being financed, the bond issue requires cash reserves along with mortgage insurance and other safeguards, giving the investor or bondholder additional assurance that the bond issuer (the Association) will repay the bond.

Additional information about our long-term liabilities is presented in the notes to the financial statements.

Currently Known Facts, Decisions, or Conditions

The primary business activity of the Association is funding the purchase and servicing of single-family home mortgages. The Association's mortgage financing activities are sensitive to the level of interest rates, the spread between the rate available on Association loans and those available in the conventional mortgage markets and the availability of affordable housing. The availability of Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corporation (FHLMC), and Government National Mortgage Association (GNMA) to purchase loans or guarantee loan securities; the availability of the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), and the Department of Agriculture's Office of Rural Development (RD) to guarantee loans; the continuation of servicing relationships outside of Idaho; and the availability of long-term, tax-exempt financing on favorable terms are key elements in providing the resources necessary for the Association to continue its mortgage financing and servicing activities. In addition, the funding of the Association's federal programs activities is dependent on budget appropriations from the U.S. Department of Housing and Urban Development, as contained in the Federal budget.

The Association has various joint-venture or subservicing relationships with Connecticut Housing Finance Authority (CHFA), Iowa Finance Authority (IFA), New Mexico Mortgage Finance Authority (MFA), South Dakota Housing Development Authority (SDHDA), Texas Department of Housing and Community Affairs (TDHCA), and Washington State Housing Finance Commission (WSHFC). The Association also has master servicing relationships with Oregon Housing and Community Services (OHCS), and Montana Board of Housing (MBOH).

Over the past twelve months, the housing market has generally become more balanced, but affordability remains the primary challenge. Inventory has improved from the extremely constrained levels experienced during the pandemic and immediate post-pandemic period, giving buyers somewhat more choice and reducing some of the urgency around purchases. At the same time, home prices remain elevated relative to household incomes, and mortgage rates continue to keep monthly payments high. The market is increasingly characterized by a "payment affordability" problem rather than simply a home-price problem. Even where home prices have stabilized or moderated, the combination of elevated prices, mortgage rates, property taxes, insurance, utilities and other household expenses continues to make homeownership difficult for many Idaho households. Mortgage rates remain a significant constraint.

The market is seeing some increased stress among mortgage borrowers, particularly among lower-income households and borrowers with limited monthly financial flexibility. However, the market is not seeing evidence of a broad-based foreclosure crisis or a return to the delinquency levels associated with the Great Recession. The more noticeable change has been an increase in borrowers who are closely managing their monthly budgets and have less capacity to absorb an unexpected expense. For some households, a mortgage payment that was manageable a year or two ago has become more difficult when combined with higher costs for food, utilities, insurance, transportation, healthcare and other necessities.

Foreclosures remain comparatively limited. A significant factor contributing to this is that many existing homeowners continue to have substantial household equity. Inflation continues to have an indirect, but meaningful, effect on mortgage performance. For many homeowners, the mortgage payment itself has not changed because they have fixed-rate loans. However, many ancillary costs around the mortgage have become more expensive. For example, homeowners' insurance premiums and availability, and household expenses, vehicle and transportation costs, healthcare expenses, home maintenance and repair costs, and childcare and other household services have all become more expensive.

These increases effectively reduce the amount of income available for the mortgage payment, even when the mortgage payment itself is unchanged. For newer borrowers, the issue is even more pronounced because they entered the market at substantially higher interest rates and home prices than borrowers who purchased several years ago. The resulting payment-to-income ratios can be considerably higher.

Mortgage performance remains relatively resilient, but borrower financial cushions appear to be thinner. Consequently, the Association expects continued modest upward pressure on early-stage delinquencies if inflation and other household costs remain elevated.

Idaho Housing and Finance Association

Statements of Net Position
June 30, 2026 and 2025
(in thousands)

	2026	2025
CURRENT ASSETS:		
Cash and cash equivalents	$ 729,539	$ 590,265
Investments (partially restricted)	575,622	654,961
Loans held for investment, net	82,819	57,119
Loans available for sale	150,813	157,061
Derivative assets	2,215	1,822
Other assets	295,114	188,631
Total current assets	1,836,122	1,649,859
NONCURRENT ASSETS:		
Noncurrent Investments (partially restricted)	2,217,347	2,422,409
Loans held for investment, net	330,680	265,598
Government bond payments receivable	1,629,531	1,371,045
Capital assets	16,572	11,261
Mortgage servicing rights	331,162	305,048
Total noncurrent assets	4,525,292	4,375,361
DEFERRED OUTFLOWS OF RESOURCES:		
Interest rate swap contracts, amortized value	160	372
Interest rate swap contracts, fair value	-	614
Total deferred outflow of resources	160	986
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 6,361,574	$ 6,026,206
CURRENT LIABILITIES:		
Current maturities of bonds and notes	$ 386,724	$ 328,798
Short-term borrowings	605,992	608,864
Escrow and project reserve deposits	324,930	279,716
Investor remittance liability	200,764	155,261
Derivative liabilities	2,850	4,679
Other current liabilities	156,045	125,430
Total current liabilities	1,677,305	1,502,748
NONCURRENT LIABILITIES:		
Bonds and Notes, net of current portion	3,886,400	3,806,991
Other noncurrent liabilities	485	460
Total noncurrent liabilities	3,886,885	3,807,451
DEFERRED INFLOWS OF RESOURCES:		
Interest rate swap contracts, fair value	61	-
Total deferred inflow of resources	61	-
NET POSITION:		
Net investment in capital assets	15,747	10,215
Restricted	158,656	139,648
Unrestricted	622,920	566,144
Total net position	797,323	716,007
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	$ 6,361,574	$ 6,026,206

Idaho Housing and Finance Association

Statements of Revenues, Expenses, and Changes in Net Position
Years Ended June 30, 2026 and 2025
(in thousands)

	2026	2025
OPERATING REVENUES:		
Interest on loans receivable	$ 78,107	$ 72,778
Loan servicing revenues	96,205	86,296
Gain on sale of loans	15,089	12,271
Grant and contract administration fees	17,275	14,646
Other operating revenues	6,527	9,479
Total operating revenues	213,203	195,470
OPERATING EXPENSES:		
Salaries and benefits	42,223	38,026
General operating	29,296	28,788
Loan acquisition costs	42,705	30,159
Net provision for loan losses	8,968	4,874
Other operating expenses	1,673	2,438
Total operating expenses	124,865	104,285
OPERATING INCOME	88,338	91,185
NONCAPITAL SUBSIDIES:		
Federal/State pass-through revenues	91,668	95,923
Federal/State pass-through expenses	(92,257)	(95,592)
Total noncapital subsidies	(589)	331
OPERATING INCOME AND NONCAPITAL SUBSIDIES	87,749	91,516
OTHER NONOPERATING REVENUES AND (EXPENSES):		
Interest on cash and investments	158,467	128,176
Interest expense	(222,168)	(191,499)
Grants to others	(2,249)	(330)
Bond financing costs	(490)	(171)
Net increase (decrease) in fair value of investments	12,995	26,108
Net increase (decrease) in fair value of servicing contracts	26,114	5,267
Net increase (decrease) in fair value of derivatives	20,898	(3,058)
Total nonoperating revenues and (expenses)	(6,433)	(35,507)
CHANGE IN NET POSITION	81,316	56,009
NET POSITION, Beginning of Year	716,007	659,998
NET POSITION, End of Year	$ 797,323	$ 716,007

Idaho Housing and Finance Association

Statements of Cash Flows
Years Ended June 30, 2026 and 2025
(in thousands)

	2026	2025
Operating Activities		
Receipts from customers, loan interest, and other	$ 4,905,905	$ 3,986,112
Loan principal payments	73,388	54,128
Principal and interest pass-through remittances as servicing agent	(4,815,262)	(3,860,206)
Escrow deposits	1,514,830	1,366,694
Escrow disbursements	(1,469,616)	(1,355,775)
Loan sales	6,762,855	6,733,629
Loan acquisition costs	(42,705)	(30,159)
Payments to suppliers	(20,295)	(4,119)
Payments for transportation program costs	103,916	85,188
Payments for loans available for sale	(6,891,536)	(7,028,461)
Payments to employees for services and benefits	(41,690)	(37,413)
Loan principal additions	(130,066)	(91,575)
Net Cash used for Operating Activities	(50,276)	(181,957)
Noncapital Financing Activities		
Bond financing costs	2,665	26,932
Bond and short-term borrowings payments	(1,100,864)	(979,275)
Bond and short-term borrowings issued	1,218,396	2,004,424
Interest paid	(208,391)	(174,709)
Net Cash from (used for) Noncapital Financing Activities	(88,194)	877,372
Capital and Related Financing Activities		
Acquisition and construction of capital assets	(6,656)	(1,860)
Net Cash used for Capital and Related Financing Activities	(6,656)	(1,860)
Investing Activities		
Proceeds from sale of assets	-	13
Investment purchases	(2,151,250)	(4,137,371)
Investment redemptions	2,314,927	3,367,784
Investment income	120,723	128,176
Net Cash from (used for) Investing Activities	284,400	(641,398)
Net Change in Cash	139,274	52,157
Cash and Cash Equivalents, Beginning of Year	590,265	538,108
Cash and Cash Equivalents, End of Year	$ 729,539	$ 590,265

	2026	2025
Reconciliation of Operating Income to Net Cash from Operating Activities		
Operating income	$ 88,338	$ 91,185
Adjustments to reconcile operating income to net cash used for operating activities		
Loan principal received	73,388	54,128
Loans issued	(130,066)	(91,575)
Depreciation and other amortization	1,345	246
Changes in assets and liabilities		
Interest receivable	2,879	664
Pledged revenues	(362,402)	(399,512)
Other assets	354,870	243,319
Accounts payable and other liabilities	(78,628)	(80,412)
	(138,614)	(273,142)
Net Cash used for Operating Activities	$ (50,276)	$ (181,957)

	2025	2024
Assets		
Cash and cash equivalents	$ 16,981,924	$ 14,714,576
Investment in subsidiaries	6,685	4,768
Restricted cash	8,764,947	6,751,128
Receivables	1,397,243	1,408,810
Prepaid expenses	678,072	809,855
Land	13,996,587	13,915,031
Buildings and equipment (net of accumulated depreciation)	131,906,117	114,808,913
Tax credit fees and other (net of accumulated amortization)	671,077	535,330
	$ 174,402,652	$ 152,948,411
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued liabilities	$ 3,804,590	$ 2,859,550
Interest payable	688,619	413,750
Real estate taxes payable	483,456	458,117
Long-term debt (net of unamortized debt issuance costs)	105,632,595	87,619,392
Security deposits payable	545,000	523,923
	111,154,260	91,874,732
Net Assets Without Donor Restrictions		
Controlling interests	15,346,659	12,994,260
Non-controlling interests	47,901,733	48,079,419
	$ 174,402,652	$ 152,948,411

The Housing Company
A Component Unit of Idaho Housing and Finance Association
Consolidated Statements of Activities
Years Ended December 31, 2025, and 2024

	2025	2024
Revenues		
Tenant rents	$ 15,035,216	$ 13,361,230
Housing assistance payments	2,897,658	2,851,568
Grants and other contributions	43,492	1,889,112
Interest and dividends	325,316	399,681
Forgiveness of debt on tax credit exchange loan	310,605	310,605
Property management services	312,328	249,268
Other	486,890	380,240
Total revenues	19,411,505	19,441,704
Expenses		
Administrative	5,628,918	4,962,505
Utilities and maintenance	5,446,664	4,524,345
Real estate taxes and insurance	2,199,834	2,085,298
Depreciation and amortization	6,926,260	6,329,999
Interest	3,426,054	2,327,767
Total expenses	23,627,730	20,229,914
Decrease in Net Assets Without Donor Restrictions Before Non-controlling	(4,216,225)	(788,210)
Non-Operating Expenses		
Loss on disposal of assets	391,354	(427,409)
Gain or loss in subsidiaries	(1,082)	(977)
Total Net Assets Without Donor Restrictions Before Non-controlling Interest	(3,825,953)	(1,216,596)
Non-controlling interest in partnership losses	6,178,352	3,009,964
Change in Net Assets Without Donor Restrictions	$ 2,352,399	$ 1,793,368

Note 1 - Authorizing Legislation

The Idaho Housing and Finance Association (Association) is created, as an independent public body corporate and politic, by the Idaho Legislature under the provisions of Chapter 62, Title 67 of the Idaho Code, as amended by the Act. The Act empowers the Association, among other things, to issue notes and bonds in furtherance of its purpose of providing safe and sanitary housing for persons and families of limited income residing in Idaho and, in addition, to coordinate and encourage cooperation among private enterprise and State and local governments to sponsor, build and rehabilitate residential housing for such persons; to issue notes and bonds in furtherance of its purpose of financing economic development projects in partnership with private financial institutions and State and local economic development entities; and to issue notes and bonds to finance projects that improve the transportation infrastructure in Idaho.

The enabling legislation, along with bond indentures and bond resolutions adopted by the Association, contains specific provisions pertaining to (a) the use of the proceeds from the sale of notes and bonds, (b) the application of pledged receipts and recoveries of principal from mortgages, and (c) the creation of certain accounts along with the accounting policies of such accounts. Association administrative obligations from bond and other housing programs extend to the year 2056.

Note 2 - Summary of Significant Accounting Policies

Basis of Accounting

The accounting and reporting policies of the Association conform to generally accepted accounting principles of the Governmental Accounting Standards Board (GASB) and follow the accrual basis of accounting. The Association is accounted for as an Enterprise Fund.

The accompanying combined financial statements include the accounts of the Enterprise Fund of the Association. All inter-fund balances and transactions have been eliminated.

When an expense is incurred that can be paid using either restricted or unrestricted resources, the Association's policy is to first apply the expense toward restricted resources, and then toward unrestricted resources.

Reporting Entity

The State of Idaho lists the Associations as a component unit of the State of Idaho as defined by the Governmental Accounting Standards Board (GASB) in its annual comprehensive financial report because IHFA issues Grant and Revenue Anticipation Bonds (GARVEE) and Transportation Expansion and Congestion Mitigation (TECM) bonds on behalf of the State. As stated in GASB 14 paragraph 40, "If the authority issues debt on behalf of the local government and serves as a conduit for receiving dedicated revenues of the local government that are designated for repayment of the debt, the nature and significance of the relationship between the authority and the local government would warrant including the authority as a component unit of the local government.

The Idaho Housing Foundation (IHF), The Housing Company (THC), and IHFA Community Investment Holdings LLC (ICIH LLC) are component units of the Association and the financial statements of each have been incorporated into these financial statements and notes. The degree of control governs the reporting presentation; as such, IHF's and ICIH LLC's presentations have been blended, and THC's presentation has been discretely presented.

IHF and ICIH LLC report under GASB standards in the same manner as the Association with the same fiscal year-end. THC reports under FASB standards, including FASB ASC 958, *Financial Reporting for Not-for-Profit Organizations*. As such, certain revenue recognition criteria and presentation features are different from GASB revenue recognition criteria and presentation features. No modifications have been made to THC's entity presentation in the Association's financial statements for these differences. THC uses a calendar year basis as its fiscal year, and the most recent audited financial statements are presented as of December 31, 2025.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and reported revenues and expenses. Significant estimates used in preparing these financial statements include those assumed in determining the collectability of receivables, determining the recoverability on other real estate owned property, the fair value of interest rate swaps, and loan servicing contracts. It is at least reasonably possible that the significant estimates used will change within the next year.

Program Accounting

Financial activities of the Association are recorded in business units established under various bond indentures and bond resolutions and in business units established for the administration of the various programs empowered by the Act.

Business Operations includes the General Operating business unit and various custodial accounts established to administer the ongoing responsibilities of programs maintained by the Association. Direct administrative and operational activities, including the operating expenses of various programs, are recorded in this business unit. Revenues are primarily generated from fees earned for administering federal programs, fees earned for servicing loans, and earnings on investments held to finance future programs.

The Federally Assisted Program area was established to account for activities directly related to the limited-income rental assistance and other related programs funded by the U.S. Department of Housing and Urban Development (HUD). This business unit is primarily used for housing assistance pass-through funds and for properties owned and utilized in affordable housing programs. The funding of the Association's federal programs activities is dependent on budget appropriations from HUD, as contained in the Federal budget.

The Affordable Housing Investment Trust was established to account for activities intended for affordable housing projects in Idaho. This business unit consists primarily of investments and loans receivable and the earnings thereon, as well as the residual income generated through Business Operations each year.

The Rating Compliance and Loan Guaranty Trust, established to account for activities intended to meet bond rating agency requirements for asset security and bond debt service liquidity. This business unit consists primarily of investments and loans receivable and earnings thereon.

Single-Family Mortgage Bonds, established under separate trust indentures, account for the proceeds from the sale of Single-Family Mortgage Bonds and the debt service requirements of these bonds. Activities within these business units are, in general, limited to the purchase of mortgage loans made by mortgage lenders to qualifying, limited-income persons for single-family, owner-occupied housing in Idaho.

Grant and Revenue Anticipation Bonds (GARVEE) and Transportation Expansion/Congestion Mitigation (TECM), established under a separate trust indenture, account for the proceeds from the sale of GARVEE/TECM Bonds and the debt service requirements of these bonds. The GARVEE/TECM Bonds program allows the Association to advance funds to the State of Idaho for improving and enhancing the State's highway infrastructure.

Tax-exempt mortgage-backed securities (TEMS), established under a separate trust indenture, account for the pass-through activities associated with TEMS. TEMS are tax-exempt securities which are collateralized by mortgage loan pools. The TEMS are special, limited obligations of the Association and are payable solely from pledged mortgages and their revenues. The TEMS are secured by the mortgages, their related revenues, and the Ginnie Mae mortgage-backed security guarantee. Neither the State of Idaho nor any political subdivision thereof is obligated to pay the TEMS. Nor is the faith and credit, nor the taxing power of the State of Idaho or of any political subdivision thereof pledged for the payment of the principal or interest on the TEMS.

TEMS are collateralized by the mortgage loan pool with the same maturity terms as the TEMS. The payments from the mortgages are used to pay the principal and interest payments of the TEMS. The Association is the servicer for the mortgages. The Ginnie Mae trustee holds the deed of trust and the first lien on the properties that underlie the mortgages in a trust that benefits the Association as mortgage pool owner as well as Ginnie Mae as mortgage pool guarantor.

Cash and Cash Equivalents

Cash and cash equivalents include General Operating Account cash; Federally Assisted Program cash and Affordable Housing Investment Trust cash held at Zions Bank. Investments with original maturities of less than three months at the date of purchase are also included in cash and cash equivalents. Non-escrow cash and cash equivalents deposited at Zions Bank are collateralized with U.S. Treasury obligations and U.S. Agency obligations and are held by Zions Bank in the Association's name. Custodial credit risk is the risk that the Association's deposits may not be returned in the event of a bank failure. The Association does not have a formal deposit policy for custodial credit risk. In the opinion of management, the Association is adequately protected from this risk at June 30, 2026 and 2025. Restricted cash as of June 30, 2026, consists of $44.066 million in Federal Programs, $357.502 million in escrow deposits, and $237.073 million in General Operating. Restricted cash as of June 30, 2025, consists of $44.878 million in Federal Programs, $302.198 million in escrow deposits, and $176.114 million in General Operating.

Bond Financing Costs/Bond Financing Cost Expense

Bond financing costs are expensed in the period incurred.

Loan Sale Gains, Acquisition Costs, and Servicing Contracts

GASB Statement No. 48 *Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues* establishes criteria for determining the reporting of proceeds from loan sales. This standard provides that net gain or loss on a sale be calculated by subtracting the carrying value of loans from the proceeds. Since the Association's seller/servicing relationships are independent of the loan acquisition process, service release premiums paid are included in the carrying value of loans and are reported as loan acquisition costs and expensed in the current period. Statement No. 48 does not require an analysis of, or valuation of servicing contracts created in the sales process.

Mortgage Servicing Rights (MSR) is an asset that represents the rights to service mortgage loans for others. The Association recognizes MSR when loans are sold, securitized, or acquired. The Association has adopted a principle of valuing these servicing contracts determined by FASB ASC 860 *Transfers and Servicing* and reported using GASB Statement No. 72 *Fair Value Measurement and Application Guidance*. The Association reports the MSR at fair values in the Statements of Net Position and changes in the fair value reported in the Statements of Revenues, Expenses, and Changes in Net Position. The Association uses the services of a reputable, nationally recognized company to estimate the fair value of MSR. The Association calculates the present value of estimated future net servicing income and incorporates inputs and assumptions that market participants use in estimating fair value. MSR is fair valued using a third-party proprietary financial model (Level 3 input). The Association owns the entire MSR and the valuation is net of fees paid to partner states.

During the years of June 30, 2026 and 2025 the Association has MSR fair valued on its statements of net position at $331.162 million and $305.048 million, respectively. During the years ended June 30, 2026 and 2025, the Association had an unrealized MSR fair value increase of $26.114 million and $5.267 million, respectively.

Risks considered in the determination of MSR fair value include prepayment speeds, market discount rates, delinquency and foreclosure rates, and interest rate change shock rates. Assumptions included prepayment speeds, market interest rates, earnings rates, servicing costs, acquisition costs, ancillary income, and borrower rates. The average discount rate used in the June 30, 2026 analysis was 11.03%. The range of prepayment speeds used was from 90 to 207 PSA with an average of 163 PSA. The average discount rate used in the June 30, 2025 analysis was 10.87%. The range of prepayment speeds used was from 62 to 216 PSA with an average of 157 PSA.

Federally Assisted Program Advances and Fees

In accordance with the terms of contracts between the Association and HUD, the Association administers rental assistance programs as HUD's agent in certain areas of Idaho. Under these programs, persons of limited income receive rental subsidies from HUD through the Association. HUD advances funds sufficient to cover the monthly housing assistance payments and the Association's management service fees. These management service fees are recognized as revenue to the Association when earned. Federal Pass-Through Revenues and Expenses on the Statements of Revenues, Expenses and Changes in Net Position represent housing assistance payments and related federal funding that is passed through the Association to carry out such programs. Federal program revenues are recorded when all eligibility requirements have been met.

Capital Assets

Capital Assets held by the General Operating and Federally Assisted Program Accounts are recorded at cost and depreciated over the estimated useful lives of the related assets. The Association uses the straight-line method of depreciation with estimated lives of three to seven years for office and computer equipment and 40 years for real property and buildings. Depreciation expense for the years ended June 30, 2026 and 2025, was $1.410 million and $1.329 million, respectively. Capital Assets are presented in the Statements of Net Position, net of accumulated depreciation at $16.572 million and $11.261 million, respectively, at June 30, 2026 and 2025.

Provisions for Loan Losses

Periodic evaluation of the loans receivable portfolio is performed in order to determine whether an allowance for loan losses should be established and reflected in current operations. The evaluation of a loan loss provision considers both loans receivable and real estate owned (REO) property, estimated value of the collateral, subsidies, guarantees, mortgage insurance, economic conditions, and historical loss experience for each loan type. The provision's charge against current operations considers holding costs, including accrued interest.

The Association has established an allowance for losses in the General Operating Account on recourse obligations related to FNMA-held, FHLMC-held, and GNMA-secured loan foreclosures. The Association estimates this amount to be $11.297 million as of June 30, 2026 and $8.500 million as of June 30, 2025. The Association has established an allowance for loan loss and REO activity in the Loan Guarantee and Compliance Fund for Association-held loan losses not recoverable. As of June 30, 2026 and 2025, the Association estimates this amount to be $0.834 million and $0.834 million. Actual losses are charged against this provision and allocated, via an operating transfer, on a pro-rata basis to bond trusts with current year losses. The Association has established an allowance for loan losses in the Affordable Housing Investment Trust for Association down-payment assistance loans due to the forgivability on an Association-held primary loan. The Association has established an allowance for forgivable loans in the Affordable Housing Investment Trust for Association down payment assistance loans not recoverable due to borrowers meeting their obligation on the primary loan and therefore qualifying for loan forgiveness. The Association estimates that amount to be $7.570 million and $8.324 million as of June 30, 2026 and 2025, respectively.

Generally, loans in default are reported in Loans until foreclosed. A loan is considered past due when payment is 30 days late. When payment is 90 days late, a 30-day demand to "pay in full or bring the account current" letter is issued. If payment is not made and payment is 120 days late, the loan is then moved to the foreclosure process. Once a loan is foreclosed, it is reclassified from Loans to Other Assets as REO mortgage receivable, pending recovery from the relevant source(s) of security and subject to indemnification limitations of those guarantors and insurance providers.

Escrow and Project Reserve Deposits

Escrow and project reserve deposits represent amounts held by the Association for insurance, real estate taxes and as reserves for replacement and operation. The Association invests these funds and allows earnings on multifamily project escrows to accrue to the benefit of the mortgagors of those projects. All escrow and project reserve deposits are included in Cash and Cash Equivalents in the Statements of Net Position.

Investor Remittance Liability

Investor Remittance Liability is composed of borrower principal and interest payment funds held by the Association pending remittance to the owners of the loans, primarily GNMA, FNMA, and FHLMC. These funds are remitted according to the loan owners' contractual requirements, which vary, but in no case exceed 30 days. Investor Remittance liabilities payable were $200.764 million and $155.261 million at June 30, 2026 and 2025, respectively.

Short-Term and Other Borrowings

The Association has a commercial paper facility that provides funds to purchase single-family mortgage loans on an interim basis as well as financing for multifamily construction loans. Additionally, the Association has three lines of bank revolving credit facilities and a warehouse facility with Federal Home Loan Bank.

Other Real Estate Owned

Assets acquired through, or in lieu of, loan foreclosure are to be sold and are initially recorded at the lower of cost basis in the loan or fair value at the date of foreclosure less estimated costs to sell, establishing a new cost basis. After foreclosure, valuations are periodically performed by management, and the asset is carried at the lower of cost or fair value less cost to sell. Expenses from operations are included in other expenses. Revenues, net gains and losses on sales, other disposals of real estate owned, and changes in valuation are included in losses on real estate-owned property.

Net Position

Net Position, the amount by which total assets plus deferred outflows of resources exceed total liabilities plus deferred inflows of resources, is an aggregation of all Association bond trust and program accounts. Restricted net positions are those required to meet the various covenants as defined in bond indentures or other laws or regulations. Designated net position indicates that position set aside at the discretion of the Association to be used for a specific purpose and not for general operations. Net position in the amount of $153.522 million and $133.601 million at June 30, 2026 and 2025, respectively, are restricted by bond indentures and programmatic requirements; $2.828 million and $3.933 million are restricted, associated with Federal Programs; and $2.307 million and $2.114 million are restricted, associated with the Idaho Housing Foundation. Unrestricted net position includes $12.526 million and $13.492 million associated with the IHFA Community Investment Holdings, LLC and is, in the total of, $622.920 million and $566.144 million, respectively, associated with general operating business at June 30, 2026 and 2025.

Classification of Revenues

The financial statements distinguish between operating and non-operating revenues. Nonoperating revenues consist of subsidies received, revenues related to financing, resources from the disposal of capital assets and inventory, and investment income. Operating revenues are revenues other than non-operating revenues as defined by GASB Statement No. 103 *Financial Reporting Model Improvements*.

New Accounting Principles

As of July 1, 2024, the Association adopted Governmental Accounting Standards Board (GASB) Statement No. 103, *Financial Reporting Model Improvements*. This Statement enhances the clarity and consistency of financial reporting requirements related to the following areas: 1) Management's discussion and analysis 2) Proprietary fund reporting 3) Unusual or infrequent items and 4) Budgetary comparison schedules. GASB 103 is required to be reported as a change in accounting principle in accordance with GASB Statement No. 100, *Accounting Changes and Error Corrections*. As a result of implementing GASB Statement No. 103, Interest on cash and investments, Interest expense, Grants to others, and Bond financing costs reported in the Association's proprietary funds are presented as nonoperating revenues and expenses. Additionally, Federal/State pass-through revenues and Federal/State pass-through expenses reported in the Association's financial statements are presented as Noncapital subsidies. Comparative information has been reclassified, where applicable, to conform to the current-year presentation. The implementation of GASB Statement No. 103 had no effect on beginning net position, change in net position, or ending net position.

As of July 1, 2025, the Association adopted GASB Statement No. 104, *Disclosure of Certain Capital Assets.* The implementation of this standard establishes requirements for certain types of capital assets to be disclosed separately in the capital assets note disclosures and establishes requirements for capital assets held for sale, including additional disclosures for those capital assets. There was not a significant effect on the Association's financial statements as a result of the implementation of this standard.

GASB has issued the following standards effective for fiscal year 2027 or later:

Statement No. 105 *Subsequent Events*. Management is of the opinion that any impact to the financial statements will be minimal.

Reclassifications

Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on net change in net position or net position.

Note 3 - Investments

GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* and GASB Statement No. 72, *Fair Value Measurement and Application* require certain investments be reported at fair value in the Statements of Net Position. The Association reports all investments at fair value in the Statements of Net Position. The Association has entered into investing agreements with Zions Bank where excess cash balances (classified as cash and cash equivalents) are invested overnight in money market mutual funds and repurchase agreements. Investments are held in the Association's account in the name of the respective bank. As of June 30, 2026 and 2025, the Association has overnight investments of $92.219 million and $23.323 million, respectively.

GASB Statement No. 72 addresses accounting and financial reporting issues related to fair value measurements. It defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value focuses on market price from the perspective of a seller (exit price). The fair value of a financial asset is determined based on real or potential market transactions in the Association's principal market, or in the absence of a principal market, the Association's most advantageous market. The fair value of a non-financial asset takes into account the highest and best use of that asset, which normally is presumed to be its current use. A fair value measurement of a liability assumes that the liability would be transferred to a market participant and not settled with the counterparty (such as certain liabilities related to derivatives). Therefore, the fair value would be the price that would have to be paid for a third party to assume the liability, not the price that would have to be paid to the counterparty to settle the obligation. GASB Statement No. 72 explains that the Association may determine the market price of an asset in one of three ways: 1) actual market transactions for identical or similar items (market approach); 2) the current cost to replace the service capacity of an asset (cost approach); or 3) discounting the current value of future cash flows (income approach). It also establishes a three-tier hierarchy of input quality as follows:

- Level 1 inputs---quoted prices in active markets for identical items;
- Level 2 inputs---directly or indirectly observable prices, but not Level 1; and
- Level 3 inputs---unobservable inputs such as financial models

As of June 30, 2026, the Association categorized the combined fair value of $2.793 billion of Investments and Investments held in trust within this hierarchy. Money market funds of $370.807 million, U.S. Government mortgage-backed securities of $39.878 million, U.S. Treasury bonds of $161.509 million, municipal bonds of $1.700 million, and accrued interest of $12.871 million are valued using quoted market prices (Level 1) as these investments are actively traded. U.S. Agency obligations of $3.528 million, U.S. Agency pooled obligations of $2.160 billion, guaranteed investment contracts of $43.274 million, and interest rate swaps of $(0.192) million are considered Level 2 as they are not actively traded.

As of June 30, 2025, the Association categorized the combined fair value of $3.077 billion of Investments and Investments held in trust within this hierarchy. Money market funds of $365.713 million, U.S. Agency obligations of $3.610 million, U.S. Agency pooled obligations of $1.997 billion, U.S. Government mortgage-backed securities of $210.624 million, U.S. Treasury bonds of $301.068 million, Municipal bonds of $1.700 million, guaranteed investment contracts of $183.497 million, and accrued interest of $14.196 million are valued using quoted market prices (Level 1). Interest rate swaps of $(0.326) million are valued using a propriety pricing model (Level 2).

Interest Rate Risk: The Association has adopted bond indentures, bond resolutions, and trust resolutions as policy for the determination of investment maturities. These indentures and resolutions provide that investment maturities be based upon the cash requirements of the Association's accounts, as determined by authorized Association investment officers.

As of June 30, 2026, the Association had the following investments and maturities (in thousands):

June 30, 2026		Investment Maturities (in Years)							
Investment Type	Fair Value	Less Than 1	1-5	6-10	11-15	16-20	21-25	26-30	More Than 30
Interest rate swaps	$ (192)	$ (192)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Money market funds	370,807	370,807	-	-	-	-	-	-	-
U.S. Agency obligations	3,528	-	722	2,621	185	-	-	-	-
U.S. Agency/Pooled obligation	2,159,594	-	-	-	-	4,665	19,734	2,068,159	67,036
U.S. Government mortgage-backed securitie	39,878	39,878	-	-	-	-	-	-	-
U.S. Treasury Bonds	161,509	121,855	39,654	-	-	-	-	-	-
Municipal Bonds	1,700	-	-	-	-	700	-	1,000	-
Guaranteed Investment Contract	43,274	43,274	-	-	-	-	-	-	-
	2,780,098	$ 575,622	$ 40,376	$ 2,621	$ 185	$ 5,365	$ 19,734	$ 2,069,159	$67,036
Accrued interest	12,871								
All Investments	$ 2,792,969								

At June 30, 2026, the Association had 1,441 U.S. agency mortgage-backed security pools, which pay monthly principal and interest.

As of June 30, 2025, the Association had the following investments and maturities (in thousands):

June 30, 2025		Investment Maturities (in Years)							
Investment Type	Fair Value	Less Than 1	1-5	6-10	11-15	16-20	21-25	26-30	More Than 30
Interest rate swaps	$ (326)	$ (326)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Money market funds	365,713	365,713	-	-	-	-	-	-	-
U.S. Agency obligations	3,610	-	743	2,048	819	-	-	-	-
U.S. Agency/Pooled obligation	1,997,288	-	-	-	-	-	11,564	1,920,317	65,407
U.S. Government mortgage-backed securities	210,624	210,624	-	-	-	-	-	-	-
U.S. Treasury Bonds	301,068	78,950	222,118	-	-	-	-	-	-
Municipal Bonds	1,700	-	-	-	-	-	700	1,000	-
Guaranteed Investment Contract	183,497	-	183,497	-	-	-	-	-	-
	3,063,174	$ 654,961	$ 406,358	$ 2,048	$ 819	$ -	$ 12,264	$ 1,921,317	$65,407
Accrued interest	14,196								
All Investments	$ 3,077,370								

At June 30, 2025, the Association had 1,105 U.S. agency mortgage-backed security pools, which pay monthly principal and interest.

At June 30, 2026, the Association had $5.440 million in notional amount of fixed payer/variable receiver interest rate swap contracts outstanding in connection with its outstanding variable rate demand note mortgage revenue bond issues. The Association pays fixed-rate payments between 3.73% and 5.03% and receives variable rate payments based on the SIFMA (Securities Industry and Financial Markets Association) index. The Association entered into the swap contracts in November 2008, which mature between 2025 and 2029. These contracts are not rated.

At June 30, 2025, the Association had $8.975 million in notional amount of fixed payer/variable receiver interest rate swap contracts outstanding in connection with its outstanding variable rate demand note mortgage revenue bond issues. The Association pays fixed-rate payments between 3.73% and 5.03% and receives variable rate payments based on SIFMA (Securities Industry and Financial Markets Association) and LIBOR (London Interbank Offered Rate) indices. The Association entered into the swap contracts in November 2008, which mature between 2025 and 2029. These contracts are not rated.

At June 30, 2026 and 2025, the Association had $384.500 million and $492.500 million, respectively, in forward sales contracts (“To Be Announced” or “TBA” contracts) or GNMA securities in order to lock in the sales price for the securitization of single-family loans.

Credit Risk: Investments for each bond issue are those permitted by the various bond indentures and bond resolutions adopted by the Association. Program account investments are restricted to those empowered by the Act or by Federal regulations. The Association has adopted resolutions as policy for the Affordable Housing

Investment, Loan Guarantee Trusts, and Business Operations investments. As of June 30, 2026 and 2025, the Association's investments were rated by Moody's Investor Service as follows (in thousands):

Investment Type	Rating	2026	2025
U.S. Agency Obligations	Aa1	$ 2,163,121	$ 2,000,898
Money market funds	Aaa	370,806	365,713
U.S. Government mortgage-backed securities	Aaa	39,878	210,624
U.S. Treasury Bonds	Aa1	161,508	301,068
Municipal Bonds (Maine)	Aa1	1,000	1,000
Municipal Bonds (New York)	Aa2	700	700
Guaranteed Investment Contract	A1	43,273	183,497

The Association's U.S. government and U.S. agency obligations are held by the Association's trustee in the Association's name. Corporate and other obligations are held by the Association's trustee in either the Association's account or in the Association's name.

Investment agreements are non-participating investments with financial institutions, are carried at cost, and are not rated by rating agencies. Securities are not used as collateral for these investment agreements. Investment agreements are structured for both short-term and long-term bond proceeds in connection with the Association's single-family mortgage bond programs. Financial institutions providing the agreements have been rated by nationally recognized rating agencies at debt ratings sufficient to rate the Association's mortgage revenue bonds investment grade by those rating agencies.

Concentration of Credit Risk: The Association places no limit on the amount the Association may invest in any one issuer. The Affordable Housing Investment Trust investment policy places limits on the amounts the Association may invest in certain types of investments authorized by the Act.

As of June 30, 2026, the Association had investments of five percent or more in Ginnie Mae obligations of $1.881 billion, Goldman obligations of $369.735 million, U.S. Treasury Note obligations of $161.360 million, and Fannie Mae obligations of $156.584 million.

As of June 30, 2025, the Association had investments of five percent or more in Ginnie Mae obligations of $1.750 billion, Fidelity obligations of $365.141 million, U.S. Treasury Note obligations of $300.916 million, Federal Home Loan Bank obligations of $210.727 million, and Natixis obligations of $183.550 million.

During the years ended June 30, 2026 and 2025, the Association realized net gains of $0.732 million and $3.929 million, respectively, from sales of investments. The calculation of realized gains is independent of the calculation of the change in the fair value of investments. Realized gains and losses on investments that had been held in more than one fiscal year and sold in the current year may have been recognized as an increase or decrease in the fair value of investments reported in the prior year. The net changes in the fair value of investments as of June 30, 2026 and 2025, were $12.862 million and $24.782 million decrease, respectively. These amounts take into account all changes in fair value (including purchases and sales) that occurred during the fiscal year. Included in the amount for the years ended June 30, 2026 and 2025, was a decrease of $0.133 million and $0.143 million, respectively, related to derivative interest rate swap contracts fair market value considered investments.

The unrealized gain on investments held at June 30, 2026 was $16.205 million and the unrealized gain on investments held at June 30, 2025, was $4.491 million. The Association matches the duration of its investments with the maturity debt in various bond accounts, and therefore, does not anticipate material unrealized gains or losses to be realized. For the years ended June 30, 2026 and 2025, the Association's financial report uses GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments,* as amended, to report derivative interest rate swap and forward sale contracts.

Note 4 - Loans Held for Investment and Loans Serviced as Agent

The Association has single-family, multifamily and other loans. The majority of the Association's loan portfolio consists of single-family mortgage loans to persons of limited income residing in Idaho. The Association has obtained various levels of security for loans. All loans are secured by mortgages or deeds of trust on the related properties. Additionally, loans are insured or guaranteed by the federal government, commercial mortgage insurers or by Association self-insurance reserves. In some cases, as required by bond resolutions or bond indentures, master mortgage guaranty insurance (pool insurance) provides a final level of security for certain losses sustained by reason of default, which are in excess of FHA, VA or primary insurance.

A summary of security for loans as of June 30, 2026, is as follows (in thousands):

	Non-Pool Insured	Pool Insured	2026 Total
FHA Insurance	$ 145,775	$ -	$ 145,775
VA Guaranteed	22,335	-	22,335
Commercially Insured	14,677	1,843	16,520
USDA Rural Development Insurance	6,743	-	6,743
Association Insured	12,894	-	12,894
Public Indian Housing	136	-	136
	$ 202,560	$ 1,843	204,403
Other			
Single-Family IHFA Capital Pool			7,122
Multifamily IHFA Capital Pool			1,749
Social Service and Development IHFA Capital Pool			147,485
State Small Business Credit Initiative			37,854
SRP			6,385
Loan Loss Provision on Forgivable Loans			(6,149)
Loan Loss Provision			(2,255)
Loans Pending Modification			11,353
Interest Receivable on Loans			5,552
Total loans held for investment, net			$ 413,499

A summary of security for loans as of June 30, 2025, is as follows (in thousands):

	Non-Pool Insured	Pool Insured	2025 Total
FHA Insurance	$ 95,898	$ -	$ 95,898
VA Guaranteed	9,126	-	9,126
Commercially Insured	19,016	2,242	21,258
USDA Rural Development Insurance	8,188	-	8,188
Association Insured	12,610	-	12,610
Public Indian Housing	196	-	196
	$ 145,034	$ 2,242	147,276
Other			
Single-Family IHFA Capital Pool			5,770
Multifamily IHFA Capital Pool			1,894
Social Service and Development IHFA Capital Pool			121,030
Construction			10,051
State Small Business Credit Initiative			35,278
SRP			2,016
Loan Loss Provision on Forgivable Loans			(8,324)
Loan Loss Provision			(835)
Loans Pending Modification			5,888
Interest Receivable on Loans			2,673
Total loans held for investment, net			$ 322,717

As of June 30, 2026 and 2025, the loans receivable includes $1.850 million and $2.032 million, respectively, in notes receivable from The Housing Company (THC), which require repayment within 14 years and 15 years, respectively. The notes are secured by various multifamily housing projects and accrue interest at 4.50 percent.

Construction, bridge and permanent financing, and multifamily projects, throughout Idaho are included as "Other." In addition to holding a first lien on the majority of these loans, performance bonds are in place to ensure completion of the projects under construction.

Interest charged on loans ranged from approximately 0 to 10.13 percent during fiscal year 2026. Loan interest rates are fixed over the loan term at levels exceeding yields on corresponding debt issued to purchase the loans. Federal tax law limits such excess yields. Loan terms range from less than one year to 40 years.

Each mortgage loan for all single-family financing programs is serviced pursuant to a Mortgage Loan Servicing Agreement. A master servicing arrangement was implemented beginning with the 1983 Series B Single-Family Mortgage purchase program. The mortgage servicer may, but need not, be a lending institution and a program participant.

The Association records loan servicing fee income, which is netted out of interest income. Fees are collected in the general operating account, and the principal and remaining interest are remitted to the loan owner or its trustee.

Mortgage loans to be serviced externally or by the Association are purchased at par or a discount of one to two percent of the outstanding principal balance as of the date of purchase. For loans serviced, but not owned, by the Association, loans are purchased at a premium of up to 3%, at par, or a discount of 1% or 2% of the outstanding principal balance is paid to the originating lender as of the date of purchase as consideration for the assignment of the servicing rights.

Loans and bonds are valued at their carrying amounts, which approximate par value. Due to the structured financing characteristics of the Association's bond issues and restrictions under various trust indentures, the Association is restricted from selling loans at a value that would impair its ability to service the bonds to which those loans are specifically pledged. These loans are specifically identified with a particular bond issue and pledged under the applicable trust indenture. Any changes in market interest rates subsequent to bond issuance and loan origination would be expected to approximate an equal impact on the fair value of the bonds and the related mortgages, if sold. The Association establishes the yield spread between the interest rate on the mortgages and related tax-exempt bonds to not exceed 1.125 percent, the maximum allowed by Section 143 of the Internal Revenue Code.

Loans originated and intended for sale to FNMA or FHLMC or securitized through GNMA are carried at the lower of aggregate cost or fair value. IHFA services loans sold to FNMA or FHLMC or secured by GNMA. Gains or losses are recognized based on the difference between the selling price and the carrying value of the related mortgage loan sold. Net unrealized losses are charged to Operating Expenses in the Statement of Revenues, Expenses and Changes in Net Position.

Loans available for sale are determined as a function of the Association's liquidity preference, customer preference, contractual requirements, and regulatory requirements. For the fiscal years ended June 30, 2026 and 2025, the Association realized $15.089 million and $12.271 million, respectively, in gains on the sale of loans to FNMA, FHLMC, and GNMA. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $74.943 million and $228.363 million, respectively, of single-family mortgages to FNMA and FHLMC or through GNMA. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $41.502 million and $54.720 million, respectively, of single-family mortgages on behalf of Connecticut Housing Finance Authority. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $43.513 million and $67.550 million, respectively, of single-family mortgages on behalf of South Dakota Housing Development Authority. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $28.112 million and $26.756 million, respectively, of single-family mortgages on behalf of Iowa Finance Authority. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $78.553 million and $44.867 million, respectively, on behalf of New Mexico Mortgage Finance Authority. As of June 30, 2025, the Association had commitments to sell or secure $1.853 million on behalf of Texas Department of Housing and Community Affairs. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $134.400 million and $146.804 million, respectively, on behalf of Washington State Housing Finance Commission. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $15.693 million and $20.680 million, respectively, on behalf of Oregon Housing and Community Services Department. As of June 30, 2026 and 2025, the Association had commitments to sell or secure $12.380 million and $13.313 million, respectively, on behalf of Montana Board of Housing.

As of June 30, 2026 and 2025, the Association estimates $82.819 million and $57.119 million, respectively, of loans receivable as current. Estimates consider loan principal due during the next twelve months plus anticipated prepayments made on outstanding principal balances. The Association had commitments to purchase $1,166.249 million and $1,068.519 million, respectively, of single-family mortgages, which had not yet been funded as of June 30, 2026 and 2025.

As of June 30, 2026 and 2025, the Association was an agent for the following loans (in thousands):

Loans serviced as agent	2026	2025
Federal Home Loan Mortgage Corporation	$ 8,726,929	$ 4,655,432
Federal National Mortgage Association	5,257,406	7,787,850
Government National Mortgage Association	25,924,949	23,586,377
Iowa Finance Authority	103,500	91,140
Connecticut Housing Finance Authority	172,282	200,403
South Dakota Housing Development Authority	100,987	115,551
New Mexico Mortgage Finance Authority	78,251	65,930
Texas Department of Housing and Community Affairs	309,619	330,594
Washington State Housing Finance Commission	583,667	414,729
Montana Board of Housing	4,857	1,247
Oregon Housing and Community Services	13,052	6,948
Idaho Community Reinvestment Corporation	11,989	10,181
Neighborhood Housing Services	3,118	2,489
Boise Valley Habitat	677	850
Lewiston-Clarkston Habitat for Humanity	804	1,220
HOME Loan Balances	90,285	90,224
Neighborhood Stabilization Program	13,949	13,761
Housing Trust Fund	17,501	14,944
Workforce Housing	41,498	35,755
Tax Credit Assistance Program	10,051	10,051
TCEP Loan Program	2,211	3,654
Other	3,296	3,592
Total loans serviced as agent	$ 41,470,878	$ 37,442,922

Note 5 - Capital Assets and Leases

A summary of activity in the capital assets and leases is as follows:

(in thousands)	Balance at July 1, 2025	Additions	Retirements	Balance at June 30, 2026
Capital assets				
Land	$ 2,847	$ -	$ (113)	$ 2,734
Buildings and improvements	10,694	74	-	10,768
Furniture and equipment	5,373	343	(2,518)	3,198
Leasehold improvements	872	7	-	879
Computer software	425	-	(54)	371
Assets under construction	-	5,979	-	5,979
Right to use assets				
Office space	1,727	446	(407)	1,766
Software	-	252	-	252
Total capital assets	21,938	7,101	(3,092)	25,947
Less accumulated depreciation for				
Buildings and improvements	(4,334)	(422)	-	(4,756)
Furniture and equipment	(4,826)	(279)	2,518	(2,587)
Leasehold improvements	(450)	(31)	-	(481)
Computer software	(387)	(23)	53	(357)
Right to use assets				
Amortization	(680)	(655)	141	(1,194)
Total accumulated depreciation	(10,677)	(1,410)	2,712	(9,375)
Total capital assets, net	$ 11,261	$ 5,691	$ (380)	$ 16,572

(in thousands)	Balance at July 1, 2024	Additions	Retirements	Balance at June 30, 2025
Capital assets				
Land	$ 2,183	$ 664	$ -	$ 2,847
Buildings and improvements	9,755	939	-	10,694
Furniture and equipment	5,634	222	(483)	5,373
Leasehold improvements	872	-	-	872
Computer software	391	34	-	425
Right to use assets				
Office space	3,479	1,006	(2,758)	1,727
Total capital assets	22,314	2,865	(3,241)	21,938
Less accumulated depreciation for				
Buildings and improvements	(4,075)	(259)	-	(4,334)
Furniture and equipment	(4,930)	(430)	534	(4,826)
Leasehold improvements	(415)	(35)	-	(450)
Computer software	(362)	(25)	-	(387)
Right to use assets				
Amortization	(2,872)	(580)	2,771	(680)
Total accumulated depreciation	(12,654)	(1,329)	3,305	(10,677)
Total capital assets, net	$ 9,660	$ 1,536	$ 64	$ 11,261

At June 30, 2026 and 2025, the Association recognized right-to-use assets of $0.824 million and $1.047 million and lease liabilities of $0.840 million and $1.061 million, respectively. During the fiscal years, the Association recorded $0.043 million and $0.426 million, respectively, in amortization expense and $0.020 million and $0.039 million in interest expense.

Remaining obligations associated with these leases are as follows:

June 30, 2026	Principal	Interest
2027	$ 743	$ 18
2028	97	2
Total	$ 840	$ 20

June 30, 2025	Principal	Interest
2026	$ 601	$ 31
2027	450	8
2028	10	-
Total	$ 1,061	$ 39

Note 6 - Other Assets and Liabilities

Other assets and other liabilities as of June 30, 2026 and 2025, are composed of the accounts and balances as follows (in thousands):

	2026	2025
Other Assets		
Accounts receivable	$ 130,017	$ 85,244
Prepaid expenses	1,808	2,825
Insurance receivable	36,231	15,936
REO mortgages receivable	127,058	84,626
	$ 295,114	$ 188,631

	2026	2025
Other Liabilities		
Accounts payable	$ 1,452	$ 346
Accrued vacation and other payroll related liabilities	3,533	3,000
Arbitrage rebate	44	58
Federal programs advances and unapplied program income	63,404	58,175
Unapplied payments	47,817	33,154
Reserve on loans serviced	14,560	11,763
Other accrued liability	25,720	19,394
	$ 156,530	$ 125,890

Note 7 - Compensated Absences

Compensated absences activity for the years ended June 30, 2026 and 2025, was as follows (in thousands):

	Beginning Balance July 1, 2025	Additions	Reductions	Ending Balance June 30, 2026	Amounts Due within One Year
Compensated Absences	$ 1,487	$ 2,686	$ (2,551)	$ 1,622	$ 1,622

	Beginning Balance July 1, 2024	Additions	Reductions	Ending Balance June 30, 2025	Amounts Due within One Year
Compensated Absences	$ 1,244	$ 2,345	$ (2,102)	$ 1,487	$ 1,487

Note 8 - Short-Term and Other Borrowings

The commercial paper facility provides funds to purchase single-family mortgage loans on an interim basis as well as financing for multifamily construction loans. Commercial paper activity is recorded in the General Operating business unit. The Association transfers mortgage loans purchased with proceeds from commercial paper to bond accounts or to sell to FNMA or FHLMC or to securitize through GNMA. Mortgage acquisition monies from bond accounts or from FNMA or FHLMC sale proceeds or GNMA securitization proceeds, respectively, reimburse the commercial paper facility. Transfers associated with bond accounts will be made prior to the end of the acquisition period as specified in the applicable bond indentures. The commercial paper borrowing is not backed by collateral. As of June 30, 2026, the Association had $250.000 million of commercial paper outstanding maturing in 9 to 86 days, with weighted average interest rates of 3.8445%. As of June 30, 2025, the Association had $197.850 million of commercial paper outstanding maturing in 62 to 92 days, with weighted average interest rates of 4.4290%.

The borrowings at PNC Bank, Zions Bank and Royal Bank of Canada are not backed by collateral. As of June 30, 2026, the Association had $158.000 million of borrowings outstanding with PNC Bank maturing in April 2027 with a variable interest rate equal to the “Bank Index Rate”, which means a per annum rate of interest equal to the sum of Daily 1M SOFR (Secured Overnight Financing Rate) and sixty hundredths of a percent (0.60%). As of June 30, 2025, the Association had $60.000 million of borrowings outstanding with PNC Bank maturing in April 2027 with a variable interest rate equal to the “Bank Index Rate”, which means the sum of the Daily BSBY (Bloomberg Short-Term Bank Yield) Rate and sixty hundredths of a percent (0.60%). As of June 30, 2026, the Association had $124.964 million of borrowings outstanding with Zions Bank maturing in June 2027, with a variable interest rate equal to the “Bank Index Rate” which means a per annum rate of interest equal to the sum of the Lender’s Term SOFR 1 Month and sixty-four hundredths and thirty-six of a percent (0.6436%). As of June 30, 2025 the Association had $144.964 million of borrowings outstanding with Zions Bank maturing in June 2027, with a variable interest rate equal to the sum of the BSBY 1 Month Rate and sixty hundredths of a percent (0.60%).

As of June 30, 2026 the Association had $38.428 million of borrowings outstanding with Royal Bank of Canada, with a variable interest rate equal to the "Bank Index Rate", which means for Daily Simple SOFR Rate loans, a per annum rate of interest equal to the sum of Daily Simple SOFR and seventy hundredths of a percent (0.70%) and for term SOFR Rate loans, a per annum rate of interest equal to the sum of the Term SOFR and seventy hundredths of a percent (0.70%). As of June 30, 2025 the Association had $27.550 million of borrowings outstanding with Royal Bank of Canada, with a variable interest rate equal to the "Bank Index Rate", which means for Daily Simple SOFR Rate loans, a per annum rate of interest equal to the sum of Daily Simple SOFR and seventy hundredths of a percent (0.70%) and for term SOFR Rate loans, a per annum rate of interest equal to the sum of the Term SOFR and seventy hundredths of a percent (0.70%). The borrowings at Federal Home Loan Bank (FHLB) are backed by collateral. As of June 30, 2026 the Association had $34.600 million of borrowings outstanding with FHLB maturing in July 2026 with a weighted average interest rate of 3.885%. As of June 30, 2025 the Association had $178.500 million of borrowings outstanding with FHLB maturing in August 2025 with a weighted average interest rate of 4.504%.

Note 9 - Bonds

Description and Due Date	Average Bond Yield	FY2026	FY2025
Single-Family Mortgage Bonds			
2000 Indenture			
Variable Rate Class 1	0.000%	$ -	$ 1,113
2003 Indenture			
Class I Bonds	3.122%	9,485	11,420
Variable Rate Class I	2.318%	7,615	11,035
Variable Rate Class II	3.700%	885	1,975
	2.810%	17,985	24,430
2019 Indenture			
Class I Bonds	4.294%	2,063,240	1,837,430
Variable Rate Class I	3.700%	26,370	32,855
	4.294%	2,089,610	1,870,285
Total single-family mortgage bonds		2,107,595	1,895,828
Grant and Revenue Anticipation Bonds			
2010 Series A	5.696%	51,745	54,805
2014 Series A	4.688%	32,870	37,465
2015 Series A	5.000%	31,065	53,685
2017 Series A	5.000%	40,860	50,935
2019 Series A	5.000%	114,090	114,090
2021 Series A	4.500%	172,860	172,860
	4.863%	443,490	483,840

Description and Due Date	Average Bond Yield	FY2026	FY2025
Transportation Expansion and Congestion Mitigation Bonds			
2022 Series A	5.000%	172,595	176,795
2023 Series A	4.750%	335,470	342,755
2024 Series A	4.500%	332,585	338,780
2025 Series A	4.500%	320,795	320,795
	4.705%	1,161,445	1,179,125
Multifamily Housing Revenue Bonds			
Sunset 2021 Series A			
Class I Bonds	1.684%	7,920	8,030
Tax Exempt Mortgage Securities	3.203%	133,782	141,848
Total bonds	3.639%	3,854,232	3,708,671
Interest Payable		89,026	75,465
Net Unamortized (Discount)/Premium		220,581	223,737
Notes Payable		109,285	127,916
Total bonds and notes		$ 4,273,124	$ 4,135,789

Premiums and discounts on bonds are amortized using the bonds outstanding method over the life of the bonds to which they relate.

The bonds are either special or general obligations of the Association and do not constitute a debt of the State of Idaho or any political subdivision thereof. Each bond issue is secured by the pledge of repayments of mortgage loans purchased with the bond proceeds and of all revenue earned relating to those bonds.

The Association has issued debt in a variable rate mode. The bulk of the variable rate debt is remarketed on a weekly basis by a Remarketing Agent, retained by the Association, to periodically remarket the debt at the prevailing interest rates.

On June 30, 2025, the Association issued the 2025CD Single-Family Mortgage Bonds in furtherance of the Single-Family Mortgage Program and to assist other state housing financing agencies in other states to finance the purchase or servicing of housing by low-income persons. On September 25, 2025, the Association issued the 2025E Single Family Mortgage Bonds in furtherance of the Single-Family Mortgage Program and to assist other state housing finance agencies in other states to finance the purchase or servicing of housing by low-income persons.

The scheduled principal debt service, including July 1, 2026, special redemptions, for the periods subsequent to, and as of June 30, 2026, is as follows (in thousands):

	2027	2028	2029	2030	2031	2032 - 2036
Single-Family Mortgage Bonds						
2003 Indenture	$ 2,390	$ 700	$ 745	$ 1,125	$ 2,385	$ 10,200
2019 Indenture	104,885	122,010	121,665	105,395	110,660	453,565
	107,275	122,710	122,410	106,520	113,045	463,765
Grant Revenue and Revenue Anticipation Bonds						
2010 Series A	3,260	3,465	45,020	-	-	-
2014 Series A	4,830	5,075	5,325	5,595	5,875	6,170
2015 Series A	31,065	-	-	-	-	-
2017 Series A	3,315	37,545	-	-	-	-
2019 Series A	-	-	-	-	4,930	72,000
2021 Series A	-	-	-	46,430	6,845	39,845
Total GARVEE	42,470	46,085	50,345	52,025	17,650	118,015
Transportation Expansion and Congestion Mitigation Bonds						
2022 Series A	4,415	4,640	4,880	5,130	5,390	31,405
2023 Series A	7,660	8,050	8,465	8,895	9,355	54,470
2024 Series A	6,510	6,850	7,195	7,570	7,960	46,335
2025 Series A	5,355	5,630	5,920	6,220	6,540	38,100
Total TECM	23,940	25,170	26,460	27,815	29,245	170,310
Multifamily Housing Revenue Bonds						
Sunset 2021 Series A	110	115	120	120	120	670
Tax Exempt Mortgage Securities	4,412	4,580	4,754	4,935	5,122	28,684
Total principal	$ 178,207	$ 198,660	$ 204,089	$ 191,415	$ 165,182	$ 781,444
Variable rate principal	1,305	530	565	665	685	4,385
Interest						
Fixed	$ 185,156	$ 174,984	$ 163,567	$ 153,370	$ 144,812	$ 599,356
Variable	1,156	1,144	1,131	1,116	1,101	5,198
Total interest	$ 186,312	$ 176,128	$ 164,698	$ 154,487	$ 145,913	$ 604,554

	2037 - 2041	2042 - 2046	2047 - 2051	2052 - 2056	TOTAL
Single-Family Mortgage Bonds					
2003 Indenture	$ 440	$ -	$ -	$ -	$ 17,985
2019 Indenture	273,705	336,605	347,085	114,035	2,089,610
	274,145	336,605	347,085	114,035	2,107,595
Grant Revenue and Revenue Anticipation Bonds					
2010 Series A	-	-	-	-	51,745
2014 Series A	-	-	-	-	32,870
2015 Series A	-	-	-	-	31,065
2017 Series A	-	-	-	-	40,860
2019 Series A	37,160	-	-	-	114,090
2021 Series A	79,740	-	-	-	172,860
Total GARVEE	116,900	-	-	-	443,490
Transportation Expansion and Congestion Mitigation Bonds					
2022 Series A	40,330	51,780	24,625	-	172,595
2023 Series A	69,945	89,790	78,840	-	335,470
2024 Series A	59,505	76,410	114,250	-	332,585
2025 Series A	48,910	62,810	141,310	-	320,795
Total TECM	218,690	280,790	359,025	-	1,161,445
Multifamily Housing Revenue Bonds					
Sunset 2021 Series A	780	910	1,075	3,900	7,920
Tax Exempt Mortgage Securities	34,567	41,656	5,072	-	133,782
Total principal	$ 645,082	$ 659,961	$ 712,257	$ 117,935	$ 3,854,232
Variable rate principal	365	-	17,815	8,555	34,870
Interest					
Fixed	$ 428,760	$ 276,126	$ 97,662	$ 9,309	$ 2,233,103
Variable	4,879	4,878	3,109	284	23,996
Total interest	$ 433,639	$ 281,004	$ 100,771	$ 9,593	$ 2,257,099

Long-term bond liability and short-term borrowing activity for the year ended June 30, 2026 and 2025, was as follows (in thousands):

June 30, 2026	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One year
Par Bonds Payable	$ 3,708,672	$ 920,614	$ (775,054)	$ 3,854,232	$ 178,207
Note Payable	127,915	30	(18,661)	109,284	5,609
Net Unamortized (Discount)/Premium	223,738	(17,529)	14,374	220,583	16,596
Total bonds payable at June 30, 2026	4,060,325	903,115	(779,341)	4,184,099	200,412
Interest Payable	75,464	(151,296)	164,857	89,025	186,312
Total bonds and notes	$ 4,135,789	$ 751,819	$ (614,484)	$ 4,273,124	$ 386,724
Short-Term Borrowings at June 30, 2026	$ 608,864	$ 472,781	$ (475,653)	$ 605,992	$ 605,992

June 30, 2025	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One year
Par Bonds Payable	$ 3,010,946	$ 1,538,271	$ (840,545)	$ 3,708,672	$ 149,621
Note Payable	154,012	-	(26,097)	127,915	3,820
Net Unamortized (Discount)/Premium	196,806	(17,546)	44,478	223,738	26,932
Total bonds payable at June 30, 2025	3,361,764	1,520,725	(822,164)	4,060,325	180,373
Interest Payable	58,734	(137,719)	154,449	75,464	183,899
Total bonds and notes	$ 3,420,498	$ 1,383,006	$ (667,715)	$ 4,135,789	$ 364,272
Short-Term Borrowings at June 30, 2025	$ 277,814	$ 1,083,513	$ (752,463)	$ 608,864	$ 608,864

Note 10 - Redemption of Bonds

Special redemptions were made in the following bond issues for the year ended June 30, 2026 and 2025 (in thousands):

Bond Series Redeemed	Par Value of Bonds Redeemed		
	July 1, 2026	For the Year Ended June 30, 2026	For the Year Ended June 30, 2025
Single-Family Mortgage Bonds			
2000 Indenture	$ -	$ 1,009	$ 2,250
2003 Indenture	1,750	4,910	5,245
2006 Indenture	-	-	-
2009 Indenture	-	-	-
2019 Indenture	37,885	257,550	120,370
	$ 39,635	$ 263,469	$ 127,865

Note 11 - Tax Exempt Mortgage-Backed Securities

Tax-exempt mortgage-backed securities (TEMS) are tax-exempt securities which are collateralized by mortgage-backed securities. The TEMS are special, limited obligations of the Association and are payable solely from pledged mortgages and their revenues. The TEMS are secured by the mortgages, their related revenues, and the Ginnie Mae mortgage-backed security guarantee. Neither the State of Idaho nor any political subdivision thereof is obligated to pay the TEMS. Nor is the faith and credit, nor the taxing power of the State of Idaho or of any political subdivision thereof pledged for the payment of the principal or interest on the TEMS.

TEMS are collateralized by the mortgage loan pool with the same maturity terms as the TEMS. The payments from the mortgages are used to pay the principal and interest payments of the TEMS. The Association is the servicer for the mortgages. A Ginnie Mae authorized document custodian holds the note and the deed of trust while the underlying mortgage loans are insured by the U.S. Federal Housing Administration (FHA) or the U.S. Department of Agriculture (USDA). These loans are then contributed to a mortgage-backed security, which is guaranteed by Ginnie Mae.

Series	Maturity Date	Security Rate	2026	2025
IHFA HOMES 2015 C	07/20/2045	3.00%	$ 3,639	$ 4,019
IHFA TEMS 2017D	05/20/2047	3.50%	3,358	3,558
IHFA TEMS 2017E	07/20/2047	3.50%	2,896	3,091
IHFA TEMS 2017F	08/20/2047	3.00%	4,553	4,952
IHFA TEMS 2017G	09/20/2047	3.00%	3,594	3,832
IHFA TEMS 2017H	10/20/2047	3.00%	3,686	4,282
IHFA TEMS 2018A	01/20/2048	3.00%	2,529	2,722
IHFA TEMS 2017I	11/20/2047	3.00%	4,376	4,638
IHFA TEMS 2017J	12/20/2047	3.00%	5,554	6,172
IHFA TEMS 2018B	04/20/2048	3.50%	2,402	2,629
IHFA TEMS 2018C	07/20/2048	4.00%	2,206	2,387
IHFA TEMS 2018D	08/20/2048	4.00%	2,866	3,307
IHFA TEMS 2018E	10/20/2048	4.00%	5,441	5,917
IHFA TEMS 2018F	12/20/2048	4.00%	6,820	7,354
IHFA TEMS 2019A	01/20/2049	4.50%	4,428	4,349
IHFA TEMS 2019B	04/20/2049	4.00%	4,572	4,642
IHFA TEMS 2019C	06/20/2049	3.50%	5,044	5,157
IHFA TEMS 2019D	07/20/2049	4.00%	3,657	3,576
IHFA TEMS 2019E	08/20/2049	3.50%	4,718	4,878
IHFA HOMES 2014 B	08/20/2044	3.50%	1,921	2,213
IHFA HOMES 2014 C	12/20/2044	3.50%	1,010	1,051
IHFA HOMES 2015 B	05/20/2045	3.00%	1,160	1,208
IHFA HOMES 2015 A	04/20/2045	3.00%	1,210	1,338
IHFA TEMS 2015A	10/20/2045	3.50%	4,119	4,360
IHFA TEMS 2015C	11/20/2045	3.00%	1,557	1,633
IHFA TEMS 2016A	02/20/2046	3.00%	7,229	7,476
IHFA TEMS 2016B	03/20/2046	3.00%	1,979	2,048
IHFA TEMS 2016C	04/20/2046	3.00%	3,077	3,397
IHFA TEMS 2016D	05/20/2046	3.00%	3,849	3,894
IHFA TEMS 2016E	06/20/2046	3.00%	3,492	3,456
IHFA TEMS 2016F	07/20/2046	3.00%	3,006	2,948
IHFA TEMS 2016G	08/20/2046	3.00%	6,781	7,315
IHFA TEMS 2016H	09/20/2046	3.00%	2,768	2,910
IHFA TEMS 2016I	12/20/2046	3.00%	2,977	3,233
IHFA TEMS 2017A	01/20/2047	3.00%	4,230	4,568
IHFA TEMS 2017B	02/20/2047	3.00%	1,976	2,122
IHFA TEMS 2017C	04/20/2047	3.50%	3,501	3,454
IHFA HOMES 2014 A	05/20/2044	3.50%	1,601	1,762
Total Tax-Exempt Mortgage-back Securities (TEMS)			$ 133,782	$ 141,848

A summary of TEMS activity for the periods reported is as follows (in thousands):

	Beginning Balance as of June 30, 2025	Additions	Reductions	Ending Balance as of June 30, 2026
Tax Exempt Mortgage Securities	$ 141,848	$ -	$ (8,066)	$ 133,782

	Beginning Balance as of June 30, 2024	Additions	Reductions	Ending Balance as of June 30, 2025
Tax Exempt Mortgage Securities	$ 164,319	$ -	$ (22,471)	$ 141,848

The scheduled principal payments for the periods subsequent to, and as of, June 30, 2026, are as follows (in thousands):

Year	Principal Payments (in thousands)	Interest Payments (in thousands)
2027	$ 4,412	$ 4,924
2028	4,580	4,756
2029	4,754	4,582
2030	4,935	4,402
2031	5,122	4,214
2032-2036	28,684	17,997
2037-2041	34,567	12,114
2042-2046	41,656	5,025
2047-2051	5,072	62
Total	$ 133,782	$ 58,076

Note 12 - Derivatives

The Association has entered into multiple interest rate swap agreements to reduce the Association's overall cost of borrowing long-term capital and protect against the risk of rising interest rates. To do this, the Association issued variable rate debt in connection with the same Single-Family Mortgage Bond issues. The swap agreements, when combined with the associated variable rate debt, create a synthetic fixed-rate debt obligation. From 2000 through 2008, the Association's use of these instruments allowed it to competitively price and acquire single-family loans while reducing interest rate risk.

GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments* defines derivative instruments and requires that they be reported at fair value in the Statements of Net Position. The swap agreements the Association has entered into are characterized as derivatives. Offsetting changes in fair value are carried on the Statements of Net Position as either a deferred inflow or outflow or recognized in earnings of the current period as a change in investments fair value. Changes in fair value are reported depending on whether the derivative instrument is considered an effective hedge. Effective hedge fair value changes are reported as deferred inflows or outflows while non-effective hedge fair value changes are recognized in earnings in the current period. Statement No. 53 provides several methods for determining effectiveness.

The fair values of swap agreements were estimated as the approximate amount the Association would pay a market participant to terminate the contractual positions as of June 30, 2026. While key assumptions and methods used in deriving fair value are proprietary, in general, the fair values are determined as the difference between the present value of the fixed-rate payments made to the counterparty and the variable-rate (based on interest rates as of June 30, 2026) payments paid to the Association. A positive fair value indicates the amount the Association is entitled to receive from the counterparty upon termination of the swap and is reported under Other Assets. Conversely, a negative fair value reflects the amount the Association must pay, which is recorded under Other Liabilities. As of June 30, 2026, and 2025, these amounts were $(0.099) million and $(0.224) million, respectively, as shown in the Statement of Net Position.

The Association has determined that a substantial portion of its interest rate swaps effectively hedge against changes in variable interest rates. As such, changes in fair value for hedge swaps are reported as a deferred outflow of resources in the Statement of Net Position of $0.160 million and $0.986 million as of June 30, 2026 and 2025, respectively. A portion of the interest rate swaps are considered non-effective for hedging purposes and are reported in the Statement of Net Position in Investments at June 30, 2026 and 2025 of $(0.192) million and $(0.326) million, respectively. This portion represents the notional amount of interest rate swaps that falls short of the notional amount of underlying variable debt.

The Association engaged an independent third party to calculate the fair values of contracts as of June 30, 2026 and 2025. The results of the calculation correlate materially with the fair values provided by the Association's counterparties.

Credit risk: As of June 30, 2026, the Association is exposed to a negligible amount of counterparty credit risk on certain outstanding swaps due to their positive fair values. The Association's counterparty has a current rating of A (Fitch) and A1 (Moody's).

Basis risk: All but three of the Association's swaps have a dual basis: 68% of Securities Industry and Financial Markets Association (SIFMA) index plus 20 basis points when the one-month Secured Overnight Financing Rate (SOFR) is less than either 3.5% or 4.0% (depending on the bond series). Two non-dual basis swaps have a basis of SIFMA plus 20 basis points, and one has a basis of SOFR plus 45 basis points. The Association is exposed to basis risk on dual basis swaps when variable payments received are based on SOFR and do not offset the variable rate paid on bonds, which is based on SIFMA. On June 30, 2026, SIFMA was 2.67% and one-month SOFR was 3.68%.

Rollover risk: Rollover risk relates to a mismatch in the amortization of the swaps with the amortization of the variable-rate bonds. The Association has structured its debt such that not all variable debt is matched by interest rate swaps and calls certain variable-rate bonds independent of the expiration of the associated interest rate swap. This exposes the Association to the risk of incurring a higher interest expense than it might otherwise incur. Swap notional amounts no longer associated with variable-rate debt are reported as investment derivatives.

Termination risk: The Association or Barclays Capital may terminate an interest rate swap if the other party fails to perform under the terms of the contract. If any of the swaps are terminated, the associated variable-rate bonds would no longer carry synthetic fixed interest rates, and the Association would be exposed to changing interest rates and incurring interest rate risk. A termination event also results in the loss of hedge accounting, requiring all fair value deferrals to be recognized immediately. The economic risk also includes requiring making payments to the counterparty to the extent of any negative fair value amounts. The risk may be offset by identifying a suitable counter party willing to enter into identical swap contracts at the termination date.

The swaps were entered into for the purpose of hedging the change in interest rates of specific series of variable-rate bonds. From time to time, certain hedged bonds may be redeemed early, refinanced or reissued resulting in the termination of existing hedging relationships and the creation of new hedging relationships if permitted. The accounting rules provide that at the time such events occur, the swap's then fair value, or balance in the deferral account, for the related swap should be reduced to zero and offset by a new balance which shall be amortized on fixed rate interest expense basis over a period equal to the shorter of the remaining term of the refunding bonds, refunded bonds, or swap. In future periods reductions in the amortizing balances are recorded as interest expense, and to the extent a new hedging relationship can be established by the swap, it is a hedging swap and future changes in fair value are recorded as deferred inflows/outflows. If no new hedging relationship can be established, it is an investment swap and the change in fair value for the swap is recognized as investment earnings in the current period.

Hedging Fair Values in the table below includes the value of the amortizing balances.

Interest Rate Swap Agreements
(in thousands)
2026

Parity Indenture	Series	Outstanding Notional Amount Hedging	Outstanding Notional Amount Investment	Fair Values Hedging	Fair Values Investment	Change in Fair Values Hedging	Change in Fair Values Investment
2015A	2003 Series A	$ -	$ -	$ -	$ -	$ 5	$ -
2015A	2003 Series D	-	-	-	-	1	-
2016A	2003 Series E	-	-	-	-	-	1
2016A	2004 Series A	-	-	-	-	2	-
2019	2004 Series B	-	290	(1)	(2)	14	(3)
2016A	2004 Series C	-	-	-	-	-	1
2016A	2004 Series D	1,110	-	(16)	-	18	-
2016A	2005 Series A	1,435	-	(27)	-	23	-
2009A	2005 Series B	-	1,255	-	(36)	-	32
2009A	2005 Series C	-	1,315	-	(34)	-	28
2016A	2005 Series D	1,395	-	(25)	-	21	-
2016A	2005 Series E	1,500	-	(30)	-	24	-
2009A	2005 Series F	-	1,670	-	(57)	-	41
2009A	2006 Series A	-	1,740	-	(60)	-	36
2009A	2006 Series B	-	-	-	-	3	-
2019	2007 Series A	-	280	-	(3)	14	(2)
		$ 5,440	$ 6,550	$ (99)	$ (192)	$ 125	$ 134

Interest Rate Swap Agreements
(in thousands)
2026

Parity Indenture	Series	Fixed Rate Paid by IHFA	Variable Rate Received by IHFA from Interest Rate Contract Provider	Interest Rate Contract Provider	Credit Rating	Scheduled Termination Date	Inception Date
2015A	2003 Series A	4.5190	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	1/1/2026	11/6/2008
2015A	2003 Series D	4.8400	100% 1W SIFMA + 20 bp	Barclays Capital	A/A1	7/1/2025	11/6/2008
2016A	2003 Series E	4.5300	100% 1W SIFMA + 20 bp	Barclays Capital	A/A1	7/1/2025	7/6/2016
2016A	2004 Series A	4.0290	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	1/1/2026	7/6/2016
2019	2004 Series B	4.3700	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	1/1/2027	7/6/2016
2016A	2004 Series C	4.3300	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	7/1/2025	7/6/2016
2016A	2004 Series D	3.8500	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	1/1/2028	7/6/2016
2016A	2005 Series A	3.9000	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	1/1/2029	7/6/2016
2009A	2005 Series B	3.9850	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	7/1/2028	11/7/2008
2009A	2005 Series C	3.7300	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A/A1	7/1/2028	11/7/2008
2016A	2005 Series D	3.8650	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A/A1	7/1/2028	7/6/2016
2016A	2005 Series E	3.9300	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A/A1	1/1/2029	7/6/2016
2009A	2005 Series F	4.0950	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A/A1	1/1/2029	11/7/2008
2009A	2006 Series A	4.1000	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A/A1	1/1/2029	11/7/2008
2009A	2006 Series B	4.3500	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A/A1	7/1/2025	11/7/2008
2019	2007 Series A	5.0307	100% 1M LIBOR + 45 bp	Barclays Capital	A/A1	7/1/2026	7/3/2017

Interest Rate Swap Agreements
(in thousands)
2025

Parity Indenture	Series	Outstanding Notional Amount Hedging	Outstanding Notional Amount Investment	Fair Values Hedging	Fair Values Investment	Change in Fair Values Hedging	Change in Fair Values Investment
2015A	2003 Series A	$ 435	$ -	$ (5)	$ -	$ 1	$ -
2015A	2003 Series C	-	10	-	-	2	-
2014A	2003 Series D	195	-	(1)	-	4	-
2016A	2003 Series E	-	195	-	(1)	8	(7)
2016A	2004 Series A	355	-	(2)	-	(3)	-
2016A	2004 Series B	-	825	(14)	1	13	(20)
2016A	2004 Series C	-	260	-	(1)	9	(9)
2016A	2004 Series D	1,730	-	(33)	-	(30)	-
2016A	2005 Series A	2,025	-	(51)	-	(36)	-
2009A	2005 Series B	-	1,855	-	(68)	(35)	8
2009A	2005 Series C	-	1,910	-	(63)	(34)	2
2016A	2005 Series D	2,000	-	(47)	-	(37)	-
2016A	2005 Series E	2,105	-	(54)	-	(39)	-
2009A	2005 Series F	-	2,285	-	(97)	(44)	7
2009A	2006 Series A	-	2,340	-	(96)	62	(95)
2009A	2006 Series B	130	-	(3)	-	10	-
2009A	2006 Series C	-	-	-	-	12	-
2009A	2006 Series D	-	-	-	-	14	-
2013A	2007 Series A	-	960	(14)	(1)	11	(29)
		$ 8,975	$ 10,640	$ (224)	$ (326)	$ (112)	$ (143)

Interest Rate Swap Agreements
(in thousands)
2025

Parity Indenture	Series	Fixed Rate Paid by IHFA	Variable Rate Received by IHFA from Interest Rate Contract Provider	Interest Rate Contract Provider	Credit Rating	Scheduled Termination Date	Inception Date
2015A	2003 Series A	4.519%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	1/1/2026	11/6/2008
2015A	2003 Series C	3.780%	100% 1W SIFMA + 20 bp	Barclays Capital	A+/A1/AA-	7/1/2025	11/6/2008
2014A	2003 Series D	4.840%	100% 1W SIFMA + 20 bp	Barclays Capital	A+/A1/AA-	7/1/2025	11/6/2008
2016A	2003 Series E	4.530%	100% 1W SIFMA + 20 bp	Barclays Capital	A+/A1/AA-	7/1/2025	7/6/2016
2016A	2004 Series A	4.029%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	1/1/2026	7/6/2016
2016A	2004 Series B	4.370%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	1/1/2027	7/6/2016
2016A	2004 Series C	4.330%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	7/1/2025	7/6/2016
2016A	2004 Series D	3.850%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	1/1/2028	7/6/2016
2016A	2005 Series A	3.900%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	1/1/2029	7/6/2016
2009A	2005 Series B	3.985%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	7/1/2028	11/7/2008
2009A	2005 Series C	3.730%	68% 1M (or SIFMA 1M<3.5%) +20	Barclays Capital	A+/A1/AA-	7/1/2028	11/7/2008
2016A	2005 Series D	3.865%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	7/1/2028	7/6/2016
2016A	2005 Series E	3.930%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	1/1/2029	7/6/2016
2009A	2005 Series F	4.095%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	1/1/2029	11/7/2008
2009A	2006 Series A	4.100%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	1/1/2029	11/7/2008
2009A	2006 Series B	4.350%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	7/1/2025	11/7/2008
2009A	2006 Series C	4.360%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	1/1/2025	11/7/2008
2009A	2006 Series D	4.450%	68% 1M (or SIFMA 1M<4.0%) +20	Barclays Capital	A+/A1/AA-	1/1/2025	11/7/2008
2013A	2007 Series A	5.031%	100% 1M LIBOR + 45 bp	Barclays Capital	A+/A1/AA-	7/1/2026	7/3/2017

At June 30, 2026 and 2025, the Association had $384.500 million and $492.500 million, respectively, in forward sales contracts ("To Be Announced" or "TBA" contracts) to issue GNMA securities in order to lock in the sales price for the securitization of single-family loans. These securities represent pools of qualified first-mortgage loans originated by Association-approved lenders and brokers. Under this program, the Association periodically enters into forward contracts to sell GNMA Mortgage-Backed Securities to investors before the securities are ready for delivery. The Association enters into TBA mortgage-backed security contracts to hedge the interest rate risk for loan commitments made to originating mortgage lenders. These contracts are considered investment derivatives and are not rated.

TBA Forward Contracts
(in thousands)
2026

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
7/20/2026	5.50%	1,000	3	A+
7/20/2026	4.50%	500	(21)	A+
8/20/2026	5.00%	3,000	(51)	BBB+
8/13/2026	5.00%	2,000	(40)	BBB+
7/20/2026	5.50%	4,000	14	BBB+
7/20/2026	5.50%	14,000	48	BBB+
7/13/2026	5.00%	2,000	(38)	BBB+
7/13/2026	5.00%	1,000	(19)	BBB+
7/20/2026	4.50%	1,000	(42)	BBB+
8/20/2026	4.00%	1,000	(74)	A+
8/13/2026	5.00%	1,000	(20)	A+
8/20/2026	5.50%	4,000	8	A+
8/20/2026	4.50%	2,000	(86)	A+
7/13/2026	4.00%	1,000	(68)	A+
7/13/2026	4.50%	1,000	(44)	A+
7/13/2026	5.00%	1,000	(19)	BBB+
7/13/2026	5.50%	1,500	3	A+
7/20/2026	5.00%	3,000	(47)	A+
7/20/2026	5.50%	4,000	14	BBB+
7/13/2026	4.00%	500	(34)	A+
7/20/2026	5.00%	3,000	(47)	A+
7/20/2026	5.00%	2,000	(32)	A+
7/20/2026	4.50%	1,000	(42)	BBB+
7/20/2026	5.50%	4,000	14	BBB+

TBA Forward Contracts
(in thousands)
2026

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
9/14/2026	5.00%	2,000	(43)	A+
9/21/2026	5.00%	1,000	(18)	A+
9/21/2026	5.00%	2,000	(37)	A+
9/21/2026	5.00%	3,000	(55)	A+
8/20/2026	5.50%	10,000	19	BBB+
8/13/2026	5.50%	3,000	2	BBB+
8/13/2026	5.50%	3,000	2	BBB+
8/20/2026	5.00%	2,000	(34)	BBB+
7/13/2026	5.50%	3,000	7	BBB+
7/13/2026	4.00%	500	(34)	A+
7/13/2026	4.50%	1,000	(44)	A+
7/13/2026	5.50%	8,500	19	BBB+
7/13/2026	5.50%	5,000	11	BBB+
7/20/2026	4.00%	3,000	(222)	BBB+
7/20/2026	5.00%	2,000	(32)	A+
7/20/2026	3.50%	2,000	(211)	BBB+
7/20/2026	4.00%	3,000	(222)	BBB+
7/20/2026	5.50%	2,000	7	BBB+
7/20/2026	6.00%	3,000	60	BBB+
7/13/2026	4.50%	500	(22)	BBB+
9/21/2026	5.50%	7,000	4	BBB+
9/14/2026	5.00%	1,000	(21)	BBB+
9/21/2026	5.00%	4,000	(74)	BBB+
8/20/2026	5.00%	10,000	(170)	A-
8/20/2026	5.50%	6,000	11	A-
8/13/2026	5.00%	1,500	(30)	A-
7/13/2026	5.00%	4,000	(76)	A-
7/20/2026	5.50%	4,000	14	BBB+
7/20/2026	5.50%	500	2	A-
7/20/2026	5.50%	3,000	10	A-
8/20/2026	5.50%	8,000	15	AA+
8/20/2026	5.50%	2,000	4	AA+
8/20/2026	5.50%	5,000	9	AA+
7/13/2026	5.00%	6,000	(114)	AA+
7/20/2026	5.50%	19,000	65	AA+
7/13/2026	5.00%	2,000	(38)	BBB+
7/13/2026	4.00%	1,000	(68)	A+

TBA Forward Contracts
(in thousands)
2026

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
7/13/2026	4.50%	2,000	(88)	AA+
7/13/2026	5.50%	2,000	4	AA+
7/13/2026	5.00%	5,000	(95)	AA+
8/20/2026	5.50%	5,000	9	AA+
8/20/2026	5.50%	8,000	15	AA+
8/20/2026	5.50%	6,000	11	A-
8/20/2026	5.00%	4,000	(68)	BBB+
7/13/2026	5.00%	4,000	(76)	A-
7/20/2026	5.50%	3,000	10	A-
7/20/2026	5.50%	7,000	24	BBB+
7/20/2026	5.50%	1,000	3	A+
7/20/2026	5.50%	3,000	10	A-
7/20/2026	4.00%	3,000	(222)	BBB+
7/20/2026	4.00%	500	(37)	BBB+
8/20/2026	5.00%	2,000	(34)	BBB+
7/13/2026	5.50%	4,000	9	BBB
7/13/2026	5.00%	1,000	(19)	BBB+
7/13/2026	4.50%	1,000	(44)	A+
7/13/2026	5.00%	3,000	(57)	BBB
7/13/2026	5.50%	1,000	2	BBB
7/20/2026	5.50%	1,000	3	A+
7/20/2026	5.00%	3,500	(55)	BBB
7/20/2026	4.50%	1,000	(42)	BBB+
7/20/2026	5.50%	4,000	14	BBB+
7/20/2026	5.50%	9,000	31	BBB
7/20/2026	5.50%	2,000	7	BBB+
9/14/2026	5.00%	2,000	(43)	A+
8/13/2026	5.50%	2,000	1	A-
8/13/2026	5.50%	2,500	2	A-
8/13/2026	5.00%	1,000	(20)	A+
8/20/2026	5.50%	2,000	4	AA+
7/13/2026	4.50%	1,000	(44)	A+
7/13/2026	5.00%	1,500	(29)	A-
7/13/2026	5.50%	11,000	24	A-
7/20/2026	5.50%	5,000	17	A-
7/20/2026	5.00%	2,000	(32)	A+
7/20/2026	5.50%	5,000	17	A-

TBA Forward Contracts
(in thousands)
2026

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
7/20/2026	5.00%	2,500	(39)	A-
7/20/2026	4.50%	2,000	(85)	A-
7/20/2026	4.00%	7,500	(554)	A-
7/20/2026	5.00%	3,000	(47)	A+
7/13/2026	4.50%	1,000	(44)	A+
7/20/2026	5.50%	1,000	3	A+
9/14/2026	5.00%	1,500	(32)	A-
9/14/2026	4.50%	2,000	(92)	A-
8/20/2026	5.50%	8,000	15	AA+
7/13/2026	4.50%	3,000	(131)	BBB
7/13/2026	5.00%	5,000	(95)	AA+
7/20/2026	5.50%	4,000	14	BBB+
7/20/2026	5.50%	12,500	43	BBB
7/20/2026	6.00%	500	10	BBB
7/20/2026	5.50%	5,000	17	A-
7/20/2026	4.00%	2,000	(148)	BBB
7/13/2026	5.00%	1,000	(19)	BBB+
		$ 384,500	$ (3,896)	

TBA Forward Contracts
(in thousands)
2025

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
August 20, 2024	5.50%	$ 3,000	$ (58)	BBB
August 20, 2024	6.00%	1,000	(19)	BBB+
August 20, 2024	6.50%	1,000	(19)	BBB+
July 15, 2024	6.00%	1,000	-	AA+
July 15, 2024	5.00%	1,000	-	AA+
July 15, 2024	5.50%	2,000	-	AA+
July 15, 2024	6.00%	1,000	(43)	AA+
July 15, 2024	6.50%	1,000	-	A-
July 22, 2024	6.50%	3,000	(58)	BBB
July 22, 2024	4.50%	1,000	(19)	BBB
July 22, 2024	4.50%	2,000	-	A+
July 22, 2024	5.00%	3,000	-	BBB+
July 22, 2024	5.00%	1,500	(29)	BBB+
July 22, 2024	5.50%	8,500	141	BBB+
July 22, 2024	6.00%	1,000	-	A-
July 22, 2024	6.50%	2,000	(39)	BBB+
July 22, 2024	6.50%	7,000	(136)	BBB+
September 16, 2024	6.00%	7,000	1	AA+
September 23, 2024	5.50%	2,000	-	BBB
September 23, 2024	5.50%	1,000	17	BBB
September 23, 2024	5.50%	1,000	17	BBB
September 23, 2024	5.50%	3,000	-	BBB
September 23, 2024	5.50%	1,000	-	BBB
September 23, 2024	5.50%	1,000	(19)	BBB
September 23, 2024	5.50%	1,000	-	BBB
September 23, 2024	5.50%	6,000	99	BBB
September 23, 2024	5.50%	2,000	(39)	BBB
September 23, 2024	5.50%	6,000	99	BBB
September 23, 2024	5.50%	1,500	25	BBB
September 23, 2024	5.50%	1,000	(19)	BBB
September 23, 2024	5.50%	500	(21)	BBB
September 23, 2024	5.50%	3,000	(58)	BBB
September 23, 2024	5.50%	3,500	1	BBB
September 23, 2024	5.50%	3,000	-	BBB
September 23, 2024	5.50%	1,000	17	BBB
September 23, 2024	5.50%	500	-	BBB
September 23, 2024	5.50%	1,000	(43)	BBB

TBA Forward Contracts
(in thousands)
2025

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
September 23, 2024	5.50%	1,000	(43)	BBB
September 23, 2024	5.50%	8,000	113	BBB
September 23, 2024	5.50%	5,000	5	BBB
September 23, 2024	5.50%	2,000	(85)	BBB
September 23, 2024	5.50%	2,000	(36)	BBB
September 23, 2024	5.50%	4,000	4	BBB
September 23, 2024	5.50%	3,000	42	BBB
September 23, 2024	5.50%	4,500	5	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	1,000	(43)	BBB
September 23, 2024	5.50%	1,000	(18)	BBB
September 23, 2024	5.50%	6,000	7	BBB
September 23, 2024	5.50%	9,000	127	BBB
September 23, 2024	5.50%	2,000	55	BBB
September 23, 2024	5.50%	3,000	(272)	BBB
September 23, 2024	5.50%	2,000	(36)	BBB
September 23, 2024	5.50%	1,500	(27)	BBB
September 23, 2024	5.50%	1,000	(18)	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	1,000	28	BBB
September 23, 2024	5.50%	5,000	5	BBB
September 23, 2024	5.50%	4,000	56	BBB
September 23, 2024	5.50%	1,000	28	BBB
September 23, 2024	5.50%	3,000	3	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	5,000	70	BBB
September 23, 2024	5.50%	7,000	8	BBB
September 23, 2024	5.50%	5,000	5	BBB
September 23, 2024	5.50%	15,000	16	BBB
September 23, 2024	5.50%	21,000	295	BBB
September 23, 2024	5.50%	6,000	(108)	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	4,000	(72)	BBB
September 23, 2024	5.50%	2,000	(85)	BBB
September 23, 2024	5.50%	16,000	(288)	BBB
September 23, 2024	5.50%	22,000	24	BBB

TBA Forward Contracts
(in thousands)
2025

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
September 23, 2024	5.50%	5,000	70	BBB
September 23, 2024	5.50%	2,000	28	BBB
September 23, 2024	5.50%	14,000	197	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	3,000	(54)	BBB
September 23, 2024	5.50%	5,000	5	BBB
September 23, 2024	5.50%	3,000	42	BBB
September 23, 2024	5.50%	4,000	56	BBB
September 23, 2024	5.50%	2,000	(36)	BBB
September 23, 2024	5.50%	11,000	12	BBB
September 23, 2024	5.50%	9,500	134	BBB
September 23, 2024	5.50%	5,000	(352)	BBB
September 23, 2024	5.50%	1,000	14	BBB
September 23, 2024	5.50%	3,000	3	BBB
September 23, 2024	5.50%	6,000	(108)	BBB
September 23, 2024	5.50%	3,000	(128)	BBB
September 23, 2024	5.50%	10,000	(180)	BBB
September 23, 2024	5.50%	4,000	4	BBB
September 23, 2024	5.50%	7,000	8	BBB
September 23, 2024	5.50%	2,000	28	BBB
September 23, 2024	5.50%	3,500	(63)	BBB
September 23, 2024	5.50%	4,500	(81)	BBB
September 23, 2024	5.50%	5,000	70	BBB
September 23, 2024	5.50%	3,000	83	BBB
September 23, 2024	5.50%	3,000	3	BBB
September 23, 2024	5.50%	1,000	(18)	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	1,000	(18)	BBB
September 23, 2024	5.50%	2,500	35	BBB
September 23, 2024	5.50%	2,000	32	BBB
September 23, 2024	5.50%	1,000	-	BBB
September 23, 2024	5.50%	2,000	32	BBB
September 23, 2024	5.50%	3,000	47	BBB
September 23, 2024	5.50%	1,000	-	BBB
September 23, 2024	5.50%	2,000	32	BBB
September 23, 2024	5.50%	2,000	(1)	BBB

TBA Forward Contracts
(in thousands)
2025

Contract	Coupon rate	Outstanding Notional Amount	Fair Values	Counterparty Credit Rating
September 23, 2024	5.50%	1,500	24	BBB
September 23, 2024	5.50%	1,000	-	BBB
September 23, 2024	5.50%	2,000	32	BBB
September 23, 2024	5.50%	1,000	16	BBB
September 23, 2024	5.50%	7,000	93	BBB
September 23, 2024	5.50%	5,000	4	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	3,000	40	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	3,000	40	BBB
September 23, 2024	5.50%	6,000	80	BBB
September 23, 2024	5.50%	5,000	141	BBB
September 23, 2024	5.50%	3,000	2	BBB
September 23, 2024	5.50%	1,000	(18)	BBB
September 23, 2024	5.50%	4,000	53	BBB
September 23, 2024	5.50%	2,000	27	BBB
September 23, 2024	5.50%	5,000	66	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	5,000	66	BBB
September 23, 2024	5.50%	4,000	53	BBB
September 23, 2024	5.50%	3,000	2	BBB
September 23, 2024	5.50%	2,000	27	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	2,000	2	BBB
September 23, 2024	5.50%	2,000	27	BBB
September 23, 2024	5.50%	1,000	1	BBB
September 23, 2024	5.50%	1,000	25	BBB
September 23, 2024	5.50%	2,000	27	BBB
September 23, 2024	5.50%	2,000	(36)	BBB
September 23, 2024	5.50%	2,000	27	BBB
September 23, 2024	5.50%	2,000	61	BBB
September 23, 2024	5.50%	1,000	15	BBB
		$ 492,500	$ 375	

Note 13 - Retirement Plans

The Idaho Housing and Finance Association Defined Contribution Retirement Plan covers substantially all Association employees. The Association contributes eight percent of annual compensation for each eligible permanent employee to a segregated account held in trust by Principle Insurance. Employees are eligible to participate in the retirement plan after completion of 1,040 hours (6 months) of continuous employment, and 100 percent vesting is achieved ratably over a period of five years. Plan provisions and contribution requirements are established, and may be amended, by the Association. The Association's retirement plan expense for the year ended June 30, 2026 and 2025, were $2.301 million and $2.069 million, respectively. Employees do not contribute to this Plan.

The Association also offers a deferred compensation plan qualified under Section 457 of the Internal Revenue Code. All employees who have completed 30 days of continuous employment with the Association are eligible to participate. The plan permits employees to defer up to 99 percent per year (or a maximum of $23,000 for those under 50 and $32,500 for those 50 and older, and those between 60-63 a maximum amount of $35,750) of salary before taxes. The Association will match up to two percent of the employee's deferral to be deposited into the employee's account and immediately vested. The Association's deferred compensation plan expense for the years ended June 30, 2026 and 2025 were $395,000 and $359,000, respectively. Investment choices for all contributions are employee-directed. The assets for these retirement plans are not included in the Association's financial statements as they are substantially the property of employees and are held in segregated trust accounts.

Note 14 - Conduit Debt Obligations

GASB Statement No. 91 requires disclosure of conduit debt obligations. Conduit debt obligations are certain limited-obligation debt instruments issued for the express purpose of providing capital financing for a specific third party that is not part of the issuer's financial reporting entity. From time to time, the Association has issued bonds to provide financial assistance to entities for the construction of facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying investments. Upon repayment of the bonds, ownership of the constructed facilities transfers to the entity served by the bond issuance. The Association is not obligated in any manner for repayment of these bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of June 30, 2026 and 2025, there were eighty-six and eighty-one series of bonds outstanding that meet the description of conduit debt obligations not included in the Association's financial statements. They had aggregate principal amounts payable of $1,053.445 million and $920.226 million, respectively.

The Association services conduit debt obligations for housing and transportation-related bond issuances. The Association is not obligated in any manner for repayment of these housing and transportation-related conduit debt obligations. The Association has determined that this series of outstanding bonds meets the description of conduit debt obligations. The total outstanding indebtedness and accrued interest as of June 30, 2026 and 2025, is $1.816 billion and $1.886 billion, respectively.

Note 15 - Risk Management

The Association maintains commercial insurance coverage for officer errors and omissions, tort claims, property loss and other casualties. WCF writes the Association's workers' compensation coverage. The Association's premiums and loss experience modifications are based on the loss experience of the Association. Claims have not exceeded coverage for the past three years.

Note 16 - Component Units

The Housing Company (THC) was formed to develop, acquire and operate real estate for the benefit of elderly, disadvantaged, limited-income or otherwise needy persons throughout the state of Idaho. As of December 31, 2025, THC had acquired and was operating fifteen multifamily housing complexes; had constructed and was operating twenty-three multifamily housing complexes; had constructed two additional phases of housing to existing developments; had completed renovations of two hotels and turned them into a new multifamily complex; had built a single-family home known as The Cottage with HOME funds; had purchased a single-family home in Canyon County with federal Neighborhood Stabilization Program (NSP) funds and turned it into special-needs housing as intended by the program; had purchased three duplexes in Canyon County with federal NSP funds to rent as affordable housing; had constructed and sold three homes in Nez Perce County with HOME funds; had completed construction on three duplexes in Kuna with HOME and Housing Trust Fund moneys; had started construction on two multifamily complexes in Dillon, Montana and Nampa, Idaho and had obtained land in Boise, Idaho, with the intent of constructing another multifamily complex. Certain personnel of the Association provide services to THC, and three Association Commissioners serve on THC's Board, along with the President of IHFA. As of December 31, 2025, three Association Commissioners and the Association's President serve on THC's Board of Directors. As of June 30, 2026 and 2025, THC paid the Association $2.198 million and $2.084 million, respectively, for expenses associated with THC operations. THC owed $0.234 million and $0.185 million for the years ended June 30, 2026 and 2025, respectively. As of June 30, 2026 and 2025, ICIH had notes receivable of $10.661 million and $7.061 million, respectively, with THC. IHFA is holding a bond for the construction of the Sunset Landing multifamily project in Caldwell, Idaho, of $7.920 million and $8.030 million as of June 30, 2026 and 2025, respectively. Complete financial statements for THC can be obtained from THC at P.O. Box 7899, Boise, ID 83707.

THC processes and pays vendor invoices for one IHFA-owned REO rental property. The Association reimburses THC for amounts paid on a yearly basis.

Idaho Housing Foundation (IHF) helps people build a strong foundation for their lives through stable, safe, and affordable housing by making available financial resources they would not be able to obtain elsewhere. The Foundation supports shelters and shelter services for Idaho's homeless and most disadvantaged, encourages financial independence by educating individuals and families, invests in workforce housing, and facilitates tax-advantaged land donations for housing development. IHF's Board of Directors consists solely of Association Commissioners. Certain general, administrative and fundraising expenses of the Foundation are paid by the Association. The Association also provides occupancy, accounting, gift receipting and cash management services to the Foundation. The value of these services is not reflected in the accompanying financial statements since they are not susceptible to objective measurement or valuation. Complete financial statements for IHF can be obtained from IHF at P.O. Box 7899, Boise, ID 83707.

IHFA Community Investment Holdings (ICIH) was formed to own and hold the real property associated with projects created to support IHFA's mission. ICIH is an Idaho limited liability company with IHFA being the sole member. ICIH has an agreement with THC related to the Teton Mesa 4, Canyon Terrace, Sunset Landing, The Core, and Alder multifamily projects. ICIH has a receivable from THC of $10.661 million and $7.061 million in relation to these projects as of June 30, 2026 and 2025.

Other Information
June 30, 2026

Idaho Housing and Finance Association

Idaho Housing and Finance Association
Combined Statement of Net Position – Association Accounts
June 30, 2026
(in thousands)

	Business Operations													
	General Operating and Custodial Accounts	Federally Assisted Program	State of Idaho Program	Combined	Affordable Housing Investment Trust	Rating Compliance and Loan Guarantee Trust	Combined Bondholder Trusts (1)	Interfund Eliminations	All Association Accounts	Idaho Housing Foundation	Idaho Community Investment Holdings, LLC	HomeLoanServ Inc.	Inter-Component Unit Eliminations	All Reporting Entity Accounts
Statement of Net Position														
Assets and Deferred Outflow of Resources														
Cash and cash equivalents	$ 88,547	$ -	$ -	$ 88,547	$ -	$ -	$ -	$ -	$ 88,547	$ 402	$ -	$ 3	$ -	$ 88,952
Cash and cash equivalents held in trust or as agent	237,073	44,066	-	281,139	-	-	-	-	281,139	1,557	391	-	-	283,087
Cash held in escrow	357,502	-	-	357,502	-	-	-	-	357,502	-	-	-	-	357,502
Investments, fair value	94	-	-	94	1,980	-	-	-	2,074	-	-	-	-	2,074
Investments held in trust, fair value	165,627	-	-	165,627	-	3,849	2,620,823	-	2,790,299	593	-	-	-	2,790,892
Loans held for investment, net	168,386	24,010	-	192,396	126,592	3,759	67,262	-	390,009	-	12,136	-	-	402,145
Loans available for sale	150,813	-	-	150,813	-	-	-	-	150,813	-	-	-	-	150,813
Loan servicing contracts	331,162	-	-	331,162	-	-	-	-	331,162	-	-	-	-	331,162
Loans pending modification	11,353	-	-	11,353	-	-	-	-	11,353	-	-	-	-	11,353
Property and equipment	13,195	-	-	13,195	43	-	-	-	13,238	-	2,508	-	-	15,746
Right of use lease asset	825	-	-	825	-	-	-	-	825	-	-	-	-	825
Derivative Assets	2,215	-	-	2,215	-	-	-	-	2,215	-	-	-	-	2,215
Other assets	321,569	108	-	321,677	19,294	121,109	846	(167,681)	295,245	5	(1)	-	(130)	295,119
Tax exempt mortgage securities asset	133,782	-	-	133,782	-	-	-	-	133,782	-	-	-	-	133,782
State of Idaho GARVEE and TECM Assets	-	-	-	-	-	-	1,495,747	-	1,495,747	-	-	-	-	1,495,747
Deferred outflow---interest rate swap contracts, amortized	-	-	-	-	-	-	160	-	160	-	-	-	-	160
Deferred outflow---interest rate swap contracts, fair value	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total assets and deferred outflow of resources	$ 1,982,143	$ 68,184	$ -	$ 2,050,327	$ 147,909	$ 128,717	$ 4,184,838	$ (167,681)	$ 6,344,110	$ 2,557	$ 15,034	$ 3	$ (130)	$ 6,361,574
Liabilities, Deferred Inflow of Resources, and Net Position														
Short Term and Other Borrowing	$ 605,992	$ -	$ -	$ 605,992	$ -	$ -	$ -	$ -	$ 605,992	$ -	$ -	$ -	$ -	$ 605,992
Bonds	109,285	-	-	109,285	-	-	4,030,057	-	4,139,342	-	-	-	-	4,139,342
Tax exempt mortgage securities liability	133,782	-	-	133,782	-	-	-	-	133,782	-	-	-	-	133,782
Interest payable-swap contract	-	-	-	-	-	-	241	-	241	-	-	-	-	241
Investor remittance liability	200,764	-	-	200,764	-	-	-	-	200,764	-	-	-	-	200,764
Escrow and project reserve deposits	324,497	20	-	324,517	-	-	-	-	324,517	-	-	-	-	324,517
Swap contract fair value liability	-	-	-	-	-	-	51	-	51	-	-	-	-	51
Derivative Liabilities	2,850	-	-	2,850	-	-	-	-	2,850	-	-	-	-	2,850
Other liabilities	245,365	65,336	-	310,701	12,475	-	906	(167,681)	156,401	250	-	-	-	156,651
Deferred inflow---interest rate swap contracts, fair valu	-	-	-	-	-	-	61	-	61	-	-	-	-	61
Net Inv in capital assets	13,196	-	-	13,196	43	-	-	-	13,239	-	2,508	-	-	15,747
Restricted net position	-	2,828		2,828	-	-	153,521	-	156,349	2,307	-	-	-	158,656
Unrestricted net position	346,412	-		346,412	135,391	128,717	1	-	610,521	-	12,526	3	(130)	622,920
Total liabilities, deferred inflow of resources, and net position	$ 1,982,143	$ 68,184	$ -	$ 2,050,327	$ 147,909	$ 128,717	$ 4,184,838	$ (167,681)	$ 6,344,110	$ 2,557	$ 15,034	$ 3	$ (130)	$ 6,361,574

Idaho Housing and Finance Association

Combined Statement of Revenues, Expenses, and Changes in Net Position – Association Accounts

Year Ended June 30, 2026

(in thousands)

	Business Operations													
	General Operating and Custodial Accounts	Federally Assisted Program	Federally Assisted Program	Combined	Affordable Housing Investment Trust	Rating Compliance and Loan Guarantee Trust	Combined Bondholder Trusts (1)	Interfund Eliminations	All Association Accounts	The Home Partnership Foundation	Idaho Community Investment Holdings, LLC	Idaho Community Investment Holdings, LLC	Inter-Component Unit Eliminations	All Reporting Entity Accounts
Statement of Revenues, Expenses and Changes in Net Position														
Operating Revenues														
Gains on loan sales	$ 15,089	$ -	$ -	$ 15,089	$ -	$ -	$ -	$ -	$ 15,089	$ -	$ -	$ -	$ -	$ 15,089
Interest on loans and GARVEE pledged revenues	18,278	785	-	19,063	7,470	2,114	49,460	-	78,107	-	-	-	-	78,107
Interest on investments	11,334	248	-	11,582	104	162	146,513	-	158,361	34	72	-	-	158,467
Loan servicing fees	96,153	1	-	96,154	1	4	46	-	96,205	-	-	-	-	96,205
Contract and grant administration fees	16,435	1	-	16,436	-	-	-	-	16,436	839	-	-	-	17,275
Other operating revenues	6,859	150	-	7,009	1	2	-	(839)	6,173	696	-	-	(335)	6,534
Total operating revenues	164,148	1,185	-	165,333	7,576	2,282	196,019	(839)	370,371	1,569	72	-	(335)	371,677
Operating Expenses														
Loan acquisition costs	42,705	-	-	42,705	-	-	-	-	42,705	-	-	-	-	42,705
Interest	35,937	-	-	35,937	-	-	186,231	-	222,168	-	-	-	-	222,168
Salaries and benefits	42,055	-	-	42,055	-	-	-	-	42,055	168	-	-	-	42,223
General operating	23,977	183	-	24,160	2	2	4,978	-	29,142	116	38	-	-	29,296
Bond financing costs	-	-	-	-	-	-	490	-	490	-	-	-	-	490
Grants to others	492	-	-	492	839	-	-	(839)	492	1,092	1,000	-	(335)	2,249
Loss on real estate owned properties	5,678	903	-	6,581	2,387	-	-	-	8,968	-	-	-	-	8,968
Other operating expenses	1,499	(1)	-	1,498	-	-	8	-	1,506	-	174	-	-	1,680
Total operating expenses	152,343	1,085	-	153,428	3,228	2	191,707	(839)	347,526	1,376	1,212	-	(335)	349,779
Operating Income (Loss)	11,805	100	-	11,905	4,348	2,280	4,312	-	22,845	193	(1,140)	-	-	21,898
Nonoperating Revenues and Expenses														
Net increase (decrease) in fair value of investments	1,809	-	-	1,809	-	(21)	11,207	-	12,995	-	-	-	-	12,995
Net increase (decrease) in fair value of derivatives	20,792	-	-	20,792	-	-	106	-	20,898	-	-	-	-	20,898
Net increase (decrease) in fair value of servicing contracts	26,114	-	-	26,114	-	-	-	-	26,114	-	-	-	-	26,114
Federal pass-through revenues	-	81,668	10,000	91,668	-	-	-	-	91,668	-	-	-	-	91,668
Federal pass-through expenses	(9)	(82,248)	(10,000)	(92,257)	-	-	-	-	(92,257)	-	-	-	-	(92,257)
Transfers	(7,664)	(625)	-	(8,289)	4,027	(34)	4,296	-	-	-	-	-	-	-
Total nonoperating revenues and expenses	41,042	(1,205)	-	39,837	4,027	(55)	15,609	-	59,418	-	-	-	-	59,418
Change in Net Position	52,847	(1,105)	-	51,742	8,375	2,225	19,921	-	82,263	193	(1,140)	-	-	81,316
Net Position, Beginning of Year	306,761	3,933	-	310,694	127,059	126,492	133,601	-	697,846	2,114	16,174	3	(130)	716,007
Net Position, End of Year	$ 359,608	$ 2,828	$ -	$ 362,436	$ 135,434	$ 128,717	$ 153,522	$ -	$ 780,109	$ 2,307	$ 15,034	$ 3	$ (130)	$ 797,323

(1) The detail of the Combined Bondholder Trusts is presented on subsequent pages

Idaho Housing and Finance Association
Combined Statement of Net Position – Combined Bondholder Trusts
June 30, 2026
(in thousands)

	2000 Indenture	2003 Indenture	2006 Indenture	2009 Indenture	2019 Indenture	Multi-Family Bond
Statement of Net Position						
Assets and Deferred Outflow of Resources						
Cash and cash equivalents	$ -	$ -	$ -	$ -	$ -	$ -
Cash and cash equivalents held in trust or as agent	-	-	-	-	-	-
Cash held in escrow	-	-	-	-	-	-
Investments, fair value	-	-	-	-	-	-
Investments held in trust, fair value	-	18,354	-	-	2,282,186	484
Loans held for investment, net	-	14,427	-	-	44,938	7,897
Loans available for sale	-	-	-	-	-	-
Loan servicing contracts	-	-	-	-	-	-
Loans pending modification	-	-	-	-	-	-
Property and equipment	-	-	-	-	-	-
Right of use lease asset	-	-	-	-	-	-
Derivative Assets	-	-	-	-	-	-
Other assets	-	200	1	-	642	-
Tax exempt mortgage securities asset	-	-	-	-	-	-
State of Idaho GARVEE and TECM Assets	-	-	-	-	-	-
Deferred outflow---interest rate swap contracts, amortized value	-	159	-	-	1	-
Deferred outflow---interest rate swap contracts, fair value	-	-	-	-	-	-
Total assets and deferred outflow of resources	$ -	$ 33,140	$ 1	$ -	$ 2,327,767	$ 8,381
Liabilities, Deferred Inflow of Resources, and Net Position						
Short Term and Other Borrowing	$ -	$ -	$ -	$ -	$ -	$ -
Bonds	-	18,797	-	-	2,187,673	8,038
Tax exempt mortgage securities liability	-	-	-	-	-	-
Interest payable-swap contract	-	227	-	-	14	-
Investor remittance liability	-	-	-	-	-	-
Escrow and project reserve deposits	-	-	-	-	-	-
Swap contract fair value liability	-	59	-	-	(8)	-
Derivative Liabilities	-	-	-	-	-	-
Other liabilities	-	101	-	-	805	-
Deferred inflow---interest rate swap contracts, fair value	-	61	-	-	-	-
Net Inv in capital assets	-	-	-	-	-	-
Restricted net position	-	13,894	1	-	139,283	343
Unrestricted net position	-	1	-	-	-	-
Total liabilities, deferred inflow of resources and net position	$ -	$ 33,140	$ 1	$ -	$ 2,327,767	$ 8,381

Idaho Housing and Finance Association
Combined Statement of Net Position – Combined Bondholder Trusts
June 30, 2026
(in thousands)

Statement of Net Position	2010A Grant and Revenue Anticipation Bond	2011 Grant and Revenue Anticipation Bond	2012A Grant and Revenue Anticipation Bond	2014A Grant and Revenue Anticipation Bond	2015A Grant and Revenue Anticipation Bond	2017A Grant and Revenue Anticipation Bond	2019A Grant and Revenue Anticipation Bond	2021A Grant and Revenue Anticipation Bond	Transportation Expansion and Congestion Mitigation Bond 2022A	Transportation Expansion and Congestion Mitigation Bond 2023A	Transportation Expansion and Congestion Mitigation Bond 2024A	Combined Bonds
Assets and Deferred Outflow of Resources												
Cash and cash equivalents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cash and cash equivalents held in trust or as agent	-	-	-	-	-	-	-	-	-	-	-	-
Cash held in escrow	-	-	-	-	-	-	-	-	-	-	-	-
Investments, fair value	-	-	-	-	-	-	-	-	-	-	-	-
Investments held in trust, fair value	2,000	-	-	519	2,635	462	651	902	6,822	24,744	281,064	2,620,823
Loans held for investment, net	-	-	-	-	-	-	-	-	-	-	-	67,262
Loans available for sale	-	-	-	-	-	-	-	-	-	-	-	-
Loan servicing contracts	-	-	-	-	-	-	-	-	-	-	-	-
Loans pending modification	-	-	-	-	-	-	-	-	-	-	-	-
Property and equipment	-	-	-	-	-	-	-	-	-	-	-	-
Right of use lease asset	-	-	-	-	-	-	-	-	-	-	-	-
Derivative Assets	-	-	-	-	-	-	-	-	-	-	-	-
Other assets	-	-	-	-	-	1	-	1	-	1	-	846
Tax exempt mortgage securities asset	-	-	-	-	-	-	-	-	-	-	-	-
State of Idaho GARVEE and TECM Assets	51,316	-	-	34,736	29,187	42,760	131,064	209,504	196,481	361,816	438,883	1,495,747
Deferred outflow---interest rate swap contracts, amortized value	-	-	-	-	-	-	-	-	-	-	-	160
Deferred outflow---interest rate swap contracts, fair value	-	-	-	-	-	-	-	-	-	-	-	-
Total assets and deferred outflow of resources	$ 53,316	$ -	$ -	$ 35,255	$ 31,822	$ 43,223	$ 131,715	$ 210,407	$ 203,303	$ 386,561	$ 719,947	$ 4,184,838
Liabilities, Deferred Inflow of Resources, and Net Position												
Short Term and Other Borrowing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Bonds	53,316	-	-	35,255	31,822	43,223	131,715	210,407	203,303	386,561	719,947	4,030,057
Tax exempt mortgage securities liability	-	-	-	-	-	-	-	-	-	-	-	-
Interest payable-swap contract	-	-	-	-	-	-	-	-	-	-	-	241
Investor remittance liability	-	-	-	-	-	-	-	-	-	-	-	-
Escrow and project reserve deposits	-	-	-	-	-	-	-	-	-	-	-	-
Swap contract fair value liability	-	-	-	-	-	-	-	-	-	-	-	51
Derivative Liabilities	-	-	-	-	-	-	-	-	-	-	-	-
Other liabilities	-	-	-	-	-	-	-	-	-	-	-	906
Deferred inflow---interest rate swap contracts, fair value	-	-	-	-	-	-	-	-	-	-	-	61
Net Inv in capital assets	-	-	-	-	-	-	-	-	-	-	-	-
Restricted net position	-	-	-	-	-	-	-	-	-	-	-	153,521
Unrestricted net position	-	-	-	-	-	-	-	-	-	-	-	1
Total liabilities, deferred inflow of resources and net position	$ 53,316	$ -	$ -	$ 35,255	$ 31,822	$ 43,223	$ 131,715	$ 210,407	$ 203,303	$ 386,561	$ 719,947	$ 4,184,838

Idaho Housing and Finance Association

Combined Statement of Revenues, Expenses, and Changes in Net Position – Combined Bondholder Trusts

Year Ended June 30, 2026

(in thousands)

	2000 Indenture	2003 Indenture	2006 Indenture	2009 Indenture	2019 Indenture	Multi-Family Bond
Statement of Revenues, Expenses and Changes in Net Position						
Operating Revenues						
Gains on loan sales	$ -	$ -	$ -	$ -	$ -	$ -
Interest on loans and GARVEE pledged revenues	128	832	-	-	1,941	266
Interest on investments	11	530	-	-	123,916	11
Loan servicing fees	-	19	-	-	27	-
Contract and grant administration fees	-	-	-	-	-	-
Other operating revenues	-	-	-	-	-	-
Total operating revenues	139	1,381	-	-	125,884	277
Operating Expenses						
Loan acquisition costs	-	-	-	-	-	-
Interest	-	729	762	-	116,554	263
Salaries and benefits	-	-	-	-	-	-
General operating	5	10	-	-	4,548	-
Bond financing costs	-	-	-	-	490	-
Grants to others	-	-	-	-	-	-
Loss on real estate owned properties	-	-	-	-	-	-
Other operating expenses	-	(1)	-	-	9	-
Total operating expenses	5	738	762	-	121,601	263
Operating Income (Loss)	134	643	(762)	-	4,283	14
Nonoperating Revenues and Expenses						
Net increase (decrease) in fair value of investments	-	294	-	-	10,913	-
Net increase (decrease) in fair value of derivatives	-	146	-	-	(40)	-
Net increase (decrease) in fair value of servicing contracts	-	-	-	-	-	-
Federal pass-through revenues	-	-	-	-	-	-
Federal pass-through expenses	-	-	-	-	-	-
Transfers	(7,542)	12	-	-	11,826	-
Total nonoperating revenues and expenses	(7,542)	452	-	-	22,699	-
Change in Net Position	(7,408)	1,095	(762)	-	26,982	14
Net Position, Beginning of Year	7,408	12,800	763	-	112,301	329
Net Position, End of Year	$ -	$ 13,895	$ 1	$ -	$ 139,283	$ 343

Idaho Housing and Finance Association

Combined Statement of Revenues, Expenses, and Changes in Net Position – Combined Bondholder Trusts

Year Ended June 30, 2026

(in thousands)

	2010A Grant and Revenue Anticipation Bond	2011 Grant and Revenue Anticipation Bond	2012A Grant and Revenue Anticipation Bond	2014A Grant and Revenue Anticipation Bond	2015A Grant and Revenue Anticipation Bond	2017A Grant and Revenue Anticipation Bond	2019A Grant and Revenue Anticipation Bond	2021A Grant and Revenue Anticipation Bond	Transportation Expansion and Congestion Mitigation Bond 2022A	Transportation Expansion and Congestion Mitigation Bond 2023A	Transportation Expansion and Congestion Mitigation Bond 2024A	Combined Bonds
Statement of Revenues, Expenses and Changes in Net Position												
Operating Revenues												
Gains on loan sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest on loans and GARVEE pledged revenues	3,223	-	-	1,274	478	725	4,343	5,247	8,845	12,583	9,575	49,460
Interest on investments	52	-	-	17	75	22	25	35	-	2,252	19,567	146,513
Loan servicing fees	-	-	-	-	-	-	-	-	-	-	-	46
Contract and grant administration fees	-	-	-	-	-	-	-	-	-	-	-	-
Other operating revenues	-	-	-	1	-	1	-	-	-	(1)	(1)	-
Total operating revenues	3,275	-	-	1,292	553	748	4,368	5,282	8,845	14,834	29,141	196,019
Operating Expenses												
Loan acquisition costs	-	-	-	-	-	-	-	-	-	-	-	-
Interest	3,259	-	-	1,282	542	737	4,340	5,244	8,805	14,745	28,969	186,231
Salaries and benefits	-	-	-	-	-	-	-	-	-	-	-	-
General operating	16	-	-	10	11	11	28	38	40	89	172	4,978
Bond financing costs	-	-	-	-	-	-	-	-	-	-	-	490
Grants to others	-	-	-	-	-	-	-	-	-	-	-	-
Loss on real estate owned properties	-	-	-	-	-	-	-	-	-	-	-	-
Other operating expenses	-	-	-	-	-	-	-	-	-	-	-	8
Total operating expenses	3,275	-	-	1,292	553	748	4,368	5,282	8,845	14,834	29,141	191,707
Operating Income (Loss)	-	-	-	-	-	-	-	-	-	-	-	4,312
Nonoperating Revenues and Expenses												
Net increase (decrease) in fair value of investments	-	-	-	-	-	-	-	-	-	-	-	11,207
Net increase (decrease) in fair value of derivatives	-	-	-	-	-	-	-	-	-	-	-	106
Net increase (decrease) in fair value of servicing contracts	-	-	-	-	-	-	-	-	-	-	-	-
Federal pass-through revenues	-	-	-	-	-	-	-	-	-	-	-	-
Federal pass-through expenses	-	-	-	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	4,296
Total nonoperating revenues and expenses	-	-	-	-	-	-	-	-	-	-	-	15,609
Change in Net Position	-	-	-	-	-	-	-	-	-	-	-	19,921
Net Position, Beginning of Year	-	-	-	-	-	-	-	-	-	-	-	133,601
Net Position, End of Year	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 153,522

APPENDIX G
2026 SERIES E/F MBS

CUSIP[(1)]	MBS Designation	Pool #[(1)]	Issue Type[(1)]	Pool Type[(1)]	Security Interest Rate (%)[(1)]	Pool Current Weighted Average Loan Interest Rate (%)[(1)]	Pool Current # of Loans[(1)]	Pool Current Weighted Average Loan Remaining Maturity (Months)[(1)]	Security Issue Date[(1)]	Security Maturity Date[(1)]	Security Original Balance ($)[(1)]	Security Current Balance ($)[(1)]	IHFA Current Principal Participation Amount ($)[(1)]	IHFA Principal Participation % of Current Balance[(1)]	IHFA Current # of Loans[(1)]	IHFA Current % of Loans[(1)]
3140V3VR8	2026 E/F	DI8723	FNMA	Custom	5.365%	6.125%	4	357	10/22/2026	8/1/2056	$1,129,000	$1,129,000	$1,129,000	100.00%	4	100.00%
3618X3VL4	2026 E/F	DW1519	GNMA II	Custom	5.000%	5.496%	8	359	10/26/2026	9/20/2056	$2,967,746	$2,967,746	$2,967,746	100.00%	8	100.00%
3618X3VM2	2026 E/F	DW1520	GNMA II	Custom	5.500%	5.822%	15	356	10/26/2026	10/20/2056	$4,685,797	$4,685,797	$4,685,797	100.00%	15	100.00%
3618X8WT5	2026 E/F	DW6058	GNMA II	Custom	4.500%	5.000%	1	358	11/3/2026	9/20/2056	$352,617	$352,617	$352,617	100.00%	1	100.00%
3618X8WU2	2026 E/F	DW6059	GNMA II	Custom	5.000%	5.578%	14	358	11/3/2026	10/20/2056	$5,123,682	$5,123,682	$5,123,682	100.00%	14	100.00%
3618X8WV0	2026 E/F	DW6060	GNMA II	Custom	5.500%	5.890%	43	357	11/3/2026	11/20/2056	$13,898,800	$13,898,800	$13,898,800	100.00%	43	100.00%
3618X8WW8	2026 E/F	DW6061	GNMA II	Custom	6.000%	6.375%	2	359	11/3/2026	10/20/2056	$665,236	$665,236	$665,236	100.00%	2	100.00%
3140V3WD8	2026 E/F	DI8743	FNMA	Custom	5.355%	6.125%	4	359	11/4/2026	11/1/2056	$1,457,147	$1,457,147	$1,457,147	100.00%	4	100.00%
3140V3WE6	2026 E/F	DI8744	FNMA	Custom	5.480%	6.250%	4	358	11/4/2026	9/1/2056	$1,409,373	$1,409,373	$1,409,373	100.00%	4	100.00%
3140V3WF3	2026 E/F	DI8745	FNMA	Custom	5.605%	6.375%	2	358	11/4/2026	10/1/2056	$720,994	$720,994	$720,994	100.00%	2	100.00%
3140V3WG1	2026 E/F	DI8746	FNMA	Custom	5.730%	6.500%	8	359	11/4/2026	10/1/2056	$2,536,265	$2,536,265	$2,536,265	100.00%	8	100.00%
3140V3WH9	2026 E/F	DI8747	FNMA	Custom	5.855%	6.625%	2	358	11/4/2026	10/1/2056	$613,428	$613,428	$613,428	100.00%	2	100.00%
3140V3WJ5	2026 E/F	DI8748	FNMA	Custom	5.980%	6.750%	1	359	11/4/2026	10/1/2056	$407,049	$407,049	$407,049	100.00%	1	100.00%
3140V3WK2	2026 E/F	DI8749	FNMA	Custom	6.230%	7.000%	1	360	11/4/2026	11/1/2056	$200,000	$200,000	$200,000	100.00%	1	100.00%
3130H2KT5	2026 E/F	TD0305	FHLMC	Custom	5.490%	6.250%	2	357	11/4/2026	9/1/2056	$702,634	$702,634	$702,634	100.00%	2	100.00%
3130H2KU2	2026 E/F	TD0306	FHLMC	Custom	5.615%	6.375%	1	358	11/4/2026	9/1/2056	$199,628	$199,628	$199,628	100.00%	1	100.00%
3130H2KV0	2026 E/F	TD0307	FHLMC	Custom	5.740%	6.500%	4	359	11/4/2026	10/1/2056	$1,433,437	$1,433,437	$1,433,437	100.00%	4	100.00%
Total/Wtd. Avg.					**5.425%**	**5.947%**	**116**	**358**			**$38,502,833**	**$38,502,833**	**$38,502,833**	**100.00%**	**116**	**100.00%**

[(1)] *Source:* The Issuer, Ginniemae.gov, Fanniemae.com, and Freddiemac.com. Except as set forth in this table, the information on such websites is not incorporated by reference and is not a part of this Preliminary Official Statement.

Information in this table is as of November 6, 2026.

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IDAHO HOUSING AND FINANCE ASSOCIATION • SINGLE FAMILY MORTGAGE BONDS, 2026 SERIES E (NON-AMT) AND 2026 SERIES F (FEDERALLY TAXABLE)

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