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September 30, 2021

## **Idaho Housing and Finance looks to the future with eNotes**

Technology has changed the way people buy homes and Idaho Housing and Finance is helping lead the way with the introduction of its eNote program.

eNote technology allows Idaho Housing to securely accept, purchase and deliver electronic mortgage notes through the Mortgage Electronic Registration System. MERS® says use of eNotes grew 261% in 2020.

“Accepting eNotes is a natural step for us as we strive to make the home-buying experience more simple and efficient,” said Gerald M. Hunter, president of Idaho Housing and Finance. “We’re confident this will save time for our lending partners and homebuyers.”

Idaho Housing is one of only two state housing finance agencies that accept eNotes. Approval from MERS® came after IHFA’s work with Evergreen Home Loans and Fairway Independent Mortgage Corporation, who helped with the testing and implementation of the eNote program.

“Evergreen Home Loans is proud to be a leader in digital mortgage, driving the adoption of eClosings in the mortgage industry,” said Lilly Matautia, vice president of closing and funding at Evergreen Home Loans. “The ability to eSign most closing documents including the eNote, streamlines the closing process for our customers and business partners. We were pleased to work with Idaho Housing and Finance to help them achieve their eMortgage (eNote) goal in August. With a soft pilot rollout, we recently closed 5 loans with eNotes and completed all the steps with the eRegistry, transfer of control, location and master servicing successfully. We are excited to continue to grow with IHFA and we hope this successful experience will encourage our other state agencies to expand with additional digital closing options for our consumers.”

“We appreciate Idaho Housing’s leadership on eNote technology. It allows us to increase our efficiency and accuracy, which ultimately benefits our customers,” said Steve Cox, the Boise, Idaho branch manager for Fairway Independent Mortgage Corporation.

Idaho Housing plans to expand the eNote process to all of its participating lenders over the next two months. Lenders that are not currently participating in Idaho Housing’s affordable loan programs and would like to take advantage of these programs as well as the eNote program, should contact [resloan@ihfa.org](mailto:resloan@ihfa.org) to find out how to participate.

Idaho Housing and Finance is a unique, Idaho-based housing finance agency that provides housing and economic development services. IHFA is best known for its residential and multifamily mortgage products, which it primarily markets through its mortgage lender and broker partners.

For more information on IHFA's homeownership programs, please visit [IdahoHousing.com](http://IdahoHousing.com).