

Virginia Housing Conventional No MI

Program Guidelines



Fannie Mae only (Freddie Mac not eligible)

Loan Term	30 year fixed rate only.
Maximum Lender Compensation	2.50% including SRP plus common and customary ancillary fees.
Loan-to-Value (LTV)	<p>Maximum 97% LTV based on the lower of the sales price / appraised value.</p> <p>Minimum 80.01% LTV.</p> <p>*The Originating Lender is responsible for ensuring the Community Second is acceptable to Fannie Mae. Refer to Fannie Mae's Community Seconds Checklist to assist in evaluating the Community Second program, which can be used in lieu of Virginia Housing's Exhibit LL.</p>
Mortgage Insurance	No MI required up to maximum 97% LTV.
MCC Eligible	Yes (first-time homebuyer purchase only) in accordance with MCC guidelines.
SPARC Eligible	Yes (first-time homebuyer purchase only) in accordance with SPARC guidelines.
Plus Second Mortgage Eligible	Yes (first-time homebuyer purchase only) in accordance with Plus Second Mortgage guidelines.
DPA Grant Eligible	Yes (first-time homebuyer purchase only), in accordance with DPA Grant guidelines.
CCA Grant Eligible	No.
First-time Homebuyer	<p>No requirement. Borrowers can own a maximum of 2 financed properties per Fannie Mae requirements.</p> <p>If used with MCC, DPA Grant, or Plus Second Mortgage the following also applies: All borrowers must be a first-time homebuyer (unless in a Targeted Area).</p> <ul style="list-style-type: none"> Borrowers are considered a first-time homebuyer if they have not owned and occupied a primary residence in the last 3 years. <p>Acceptable documentation to evidence first-time homebuyer:</p> <ul style="list-style-type: none"> The fully executed Programs Disclosure and Borrower Affidavit (Exhibit E) signed by all borrowers; <p><i>Continued on next page</i></p>



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<p>First-time Homebuyer</p>	<p><i>Continued</i></p> <ul style="list-style-type: none"> • A completed Uniform Residential Loan Application (URLA); and • The credit report. <p><u>Note:</u> If unable to confirm from the Exhibit E, the URLA, or the credit report all borrowers are a first-time homebuyer, additional documentation may be required, such as:</p> <ul style="list-style-type: none"> • Three years' federal tax returns / tax transcripts • Rent verification(s) • Other reports such as a Lender Data Integrity Report (Examples: Drive Report, FraudGuard, Loansafe) 																		
<p>Income Limits</p>	<table border="1" data-bbox="415 492 1963 727"> <thead> <tr> <th data-bbox="415 492 779 565">Income Limit Type:</th> <th data-bbox="779 492 1100 565">Conventional No MI only</th> <th data-bbox="1100 492 1528 565">With MCC and/or Plus Second Mortgage</th> <th data-bbox="1528 492 1963 565">With DPA Grant</th> </tr> </thead> <tbody> <tr> <td data-bbox="415 565 779 605"></td> <td data-bbox="779 565 1100 605">Standard Limits</td> <td data-bbox="1100 565 1528 605">Standard Limits</td> <td data-bbox="1528 565 1963 605">Lower Limits</td> </tr> <tr> <td data-bbox="415 605 779 686">Who to include:</td> <td data-bbox="779 605 1100 686">All borrowers</td> <td data-bbox="1100 605 1528 686">All borrowers</td> <td data-bbox="1528 605 1963 686">All household members</td> </tr> <tr> <td data-bbox="415 686 779 727">What income to include:</td> <td data-bbox="779 686 1100 727">Eligible qualifying income</td> <td data-bbox="1100 686 1528 727">All income of all borrowers*</td> <td data-bbox="1528 686 1963 727">All household member income*</td> </tr> </tbody> </table> <p>Virginia Housing's Income Limits apply; click here to see Virginia Housing's Income Limits. Fannie Mae's 80% AMI limits do not apply (and there are no LLPAs for the Conventional No MI program).</p> <p>*See Origination Guide for more information on how to calculate household income, what income types must be included, and what may be excluded. See below for details on where income must be stated on the Programs Disclosure and Borrower Affidavit.</p>			Income Limit Type:	Conventional No MI only	With MCC and/or Plus Second Mortgage	With DPA Grant		Standard Limits	Standard Limits	Lower Limits	Who to include:	All borrowers	All borrowers	All household members	What income to include:	Eligible qualifying income	All income of all borrowers*	All household member income*
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<p>Sales Price / Acquisition Cost Limits</p>	<p>No maximum sales price / acquisition cost unless originated with MCC, DPA Grant, or Plus Second Mortgage. If originated with MCC, DPA Grant, or Plus Second Mortgage the following applies:</p> <ul style="list-style-type: none"> • Virginia Housing Sales Price / Loan Limits apply (even when the standard conforming loan limit is higher). • The limit applies to the highest of the gross loan amount(s), sales price, and acquisition cost. • The gross loan amount of the first mortgage (including any financed mortgage insurance premium, when applicable) and second mortgage combined (plus any additional subordinate financing), if applicable, cannot exceed the Virginia Housing Sales Price / Loan Limits. 																		
<p>Maximum Loan Amount</p>	<p>Maximum loan amount is the standard conforming loan limit.</p> <ul style="list-style-type: none"> • High-cost area limits do not apply. <p><u>Note:</u> The standard conforming loan limit applies even when Virginia Housing Sales Price / Loan Limits are higher.</p>																		
<p>Eligible Purpose</p>	<p>Primary residence purchase / Limited cash out refinance.</p> <p>MCC, DPA Grant, and Plus Second Mortgage are not eligible for refinance.</p>																		

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Residency	U.S. Citizen, Permanent Resident Alien, or Non-Permanent Resident Alien that meets Fannie Mae guidelines.
Programs Disclosure and Borrower Affidavit (Exhibit E)	Pages 1 – 2 must be completed and signed (even if no MCC, DPA Grant, or Plus Second Mortgage) for purchase transactions. Pages 3 – 4 must also be completed and signed if used with MCC, DPA Grant, or Plus Second Mortgage. <ul style="list-style-type: none"> Income from all borrowers must be included on page 4 of the Exhibit E if used with MCC and/or Plus Second Mortgage. Income from all household members must be included on page 4 if used with DPA Grant.
Seller Affidavit (Exhibit F)	Required if originated with MCC, DPA Grant, or Plus Second Mortgage.
Originating Lender's Submission Cover Letter (Exhibit O)	Required if originated with MCC, DPA Grant, or Plus Second Mortgage.
Recapture	Loan is subject to recapture only if originated with an MCC.
Homebuyer Education	Required for one of all borrowers that are first-time homebuyers. If originated with MCC, DPA Grant, or Plus Second Mortgage: <ul style="list-style-type: none"> Required for all first-time homebuyers. Complete Virginia Housing course, HUD Approved Counseling Agency course, Fannie Mae Framework, or Freddie Mac CreditSmart course prior to approval. Fannie Mae's Homeview course is not acceptable. Homebuyer Education Certificate is valid for 2 years.
Tax Transcripts	Tax transcripts are required in addition to required income documentation for all borrowers and is dependent on qualifying income type(s) and number of years required per DU (i.e. W2 transcripts, 1099 transcripts, etc.) in addition to an executed 4506-C. If all of the borrower's income is validated by the DU validation service, tax transcripts are not required.

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<p>Business Use of Home</p>	<p>Not applicable unless originated with MCC, DPA Grant, or Plus Second Mortgage.</p> <p>If originated with MCC, DPA Grant, or Plus Second Mortgage, no more than 15% of the financed dwelling may be used primarily in a trade or business. The borrowers must fully execute the Business Use of Home Certification if the borrower has disclosed that a part of the current residence is being used primarily for a trade or business or if there is any other evidence in the file, such as:</p> <ul style="list-style-type: none"> • The employment business address is the same as the borrower’s current residence address and/or the borrower has marked yes for mixed-use property on the URLA, or • Federal tax returns are provided and show the “business in home” deduction was taken (Typically this shows on Schedule C, line 30). <p>The Business Use of Home Certification certifies that not more than 15% of the total living area of the subject property will be used primarily in a trade or business. If greater than 15% will be used in the subject dwelling then the borrower is not eligible.</p>
<p>Maximum Net Worth</p>	<p>Not applicable.</p> <p>If originated with MCC, DPA Grant, or Plus Second Mortgage then cannot exceed 50% of sales price (See Origination Guide for details).</p>
<p>Automated Underwriting System (AUS) / Manual Underwrites</p>	<p>Desktop Underwriter Approve Ineligible <u>only</u> (Manual Underwrite not allowed). There are two acceptable DU ineligibility reasons: HFA Preferred Risk Share loans are no longer eligible and qualifying income exceeds Fannie Mae’s 80% AMI limits. It is acceptable to proceed using the No MI program as long as these are the only reasons for the ineligibility.</p> <p>See below under Reserves / Acceptable Funds to Close for how subordinate financing is captured in DU.</p> <p>Community Lending Program in DU must be “HFA Preferred Risk Sharing” (Not “HFA Preferred” or “Home Ready”).</p>
<p>Minimum Credit Score</p>	<p>660 (no exceptions) for all borrowers.*</p> <p>If originated with the Plus Second Mortgage:</p> <ul style="list-style-type: none"> • 660-679 required for 3% LTV on second, • 680 required for 4.5% LTV on second for all borrowers. • If at least one borrower has no credit score (and the other has a 660 or higher credit score) then the maximum LTV for the Plus Second Mortgage is 3%. <p>*If at least one borrower has no credit score and the other borrower has a credit score (minimum 660), this is acceptable as long as all Fannie Mae requirements are met and AUS decision is an Approve / Accept Eligible. If no borrower(s) has a credit score then this is not allowed.</p>
<p>Maximum DTI</p>	<p>50%</p>
<p>Non-Occupant Co-Borrowers</p>	<p>Not allowed.</p>

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Ineligible Qualifying Income	<ul style="list-style-type: none"> • Boarder Income • Non-Borrower Household Income • Accessory Unit Income
Foreclosures / Deed in Lieu / Short Sales	<p>Follow Fannie Mae waiting period requirements.</p>
Collections / Judgments	<p>Follow Fannie Mae requirements for collections and judgments.</p>
Minimum Borrower Contribution	<p>None.</p>
Reserves / Acceptable Funds to Close	<p>Follow Fannie Mae / DU requirements for reserves.</p> <p>Follow Fannie Mae requirements for flexible funds to close (including a gift) / no cash on hand.</p> <p><u>Note:</u> When using other acceptable non-Virginia Housing down payment assistance in the form of a Community Second, the Originating Lender must enter the amount of the Community Second in the Subordinate Financing field of DU per Fannie Mae requirements (not input as a gift). When using a Plus Second Mortgage it must also be entered as a Community Second with a monthly payment included to qualify (not input as a gift).</p>
Interested Party Contributions	<p>Follow Fannie Mae requirements for interested party contributions.</p>
Property	<p>Single family (1 unit) detached, attached, Fannie Mae approved condominium (Originating Lender to certify condo approval and provide documentation). Manufactured Homes not allowed. Appraisal waivers are not permitted.</p> <p>Property must be located in Virginia.</p> <p>Include UCDP SSR (See below for additional requirements).</p> <p>Acreage:</p> <ul style="list-style-type: none"> • Almost all Virginia Housing programs have an acreage limitation, however there is not an acreage limitation on Virginia Housing conventional financing unless it is originated with an MCC, Plus Second Mortgage, and/or DPA Grant. See below if it is originated with any of these, otherwise follow the Fannie Mae and/or insurer's requirements. • If originated with MCC, DPA Grant, or Plus Second Mortgage: <ul style="list-style-type: none"> • The maximum lot size is 2 acres. • Exceptions are considered > 2 up to 5 acres. The Originating Lender's underwriter must review and render a decision on the acreage exception. See the Origination Guide for additional requirements and criteria. <p><i>Continued on next page</i></p>

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<p>Property</p>	<p><i>Continued</i></p> <ul style="list-style-type: none"> • If originated with DPA Grant or Plus Second Mortgage, but no MCC: <ul style="list-style-type: none"> • Exceptions are considered > 5 up to 10 acres as long as the loan is not originated with an MCC. The Originating Lender’s underwriter may review and render a decision on the acreage exception. See the Origination Guide for additional requirements and criteria.
<p>UCDP / Collateral Underwriter</p>	<p>UCDP CU Risk Score of 4.00 and higher requires documentation to support identified risk.</p> <p>Appraisal must be shared using Fannie Mae’s UCDP when the loan is submitted to Virginia Housing for purchase. Virginia Housing’s Aggregator ID for this function is CRW157.</p>
<p>Unfinished Area</p>	<p>Not applicable unless originated with MCC, DPA Grant, or Plus Second Mortgage: In this case the cost to complete unfinished areas that are suitable to finish in the property must be included in the acquisition cost on the Exhibit E / Exhibit F (Examples: Unfinished basement, lower level of a tri-level, etc.).</p> <p>See the Origination Guide for more information.</p>
<p>Post-Closing Repairs</p>	<p>Escrows for post-closing repairs considered case by case as an exception. The Originating Lender’s underwriter must review and render a decision on the exception. See the Origination Guide for additional requirements and criteria. No structural or major mechanical repairs allowed.</p>
<p>General Guidelines</p>	<p>Unless otherwise noted follow Fannie Mae Home Ready (with program overlays).</p>

Virginia Housing Conventional No MI Procedures



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Lock-In	Loans locked on Virginia Housing's LOS – Mortgage Cadence – Select C30F_CONV_NO_MI . Different pricing available for this Conventional No MI product than the regular Conventional product. Follow steps outlined in the Mortgage Cadence User Guide for registering and locking.
LLPAs	Loan Level Price Adjustments (LLPAs) do not apply at this time for the Conventional No MI program.
Origination	Loan originated in accordance with program guidelines, Fannie Mae guidelines, and AUS findings (Recommend running AUS as soon as possible).
Lender Delegated Underwriting Availability	Delegated underwriting is available to all approved Virginia Housing delegated lenders. Lender's underwriter assumes full responsibility for compliance with Fannie Mae underwriting requirements. Lenders can contact their Business Development Officer for questions / concerns about delegation.
Underwriting	Loans underwritten in accordance with program guidelines, Fannie Mae guidelines, and DU findings. Non-Delegated Lenders must submit to Virginia Housing prior to closing – must use the Underwriting Submission Checklist . Community Lending Program in DU must be correct (see Automated Underwriting System (AUS) / Manual Underwrites section above) Follow steps outlined in the Mortgage Cadence User Guide for submitting a Non-Delegated loan to Virginia Housing Underwriting or submitting for Delegated Approval. Data accuracy is critical.
Closing	Loans close in accordance with standard Fannie Mae guidelines. Loan must be closed in the name of the lender, registered in MERS with MERS compliant documents.
UCD	Originating lender must upload the UCD file directly to Fannie Mae and provide the casefile ID and Findings Report.
Documents	Final AUS, URLA, and the Transmittal must match (standard Fannie Mae tolerances allowed).
Funding	Originating lender will fund the first mortgage at closing.
Points and Fees	Virginia Housing is exempt from ATR (Ability to Repay) so a maximum of 3% points and fees does not apply, however the maximum points and fees for all Virginia Housing Conventional loans is 5%.
Delivery	Loans must be submitted to Virginia Housing within 10 calendar days of closing (disbursement for refinances). Follow steps outlined in the Mortgage Cadence User Guide available on Virginia Housing's website for submitting a closed loan package. Documents must be uploaded using the Loan Stacking Form .



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Pre-Purchase Review

Loans reviewed by Virginia Housing prior to purchase. If errors noted, Virginia Housing will contact lender – this may require rerun of AUS.

Post-Closing

Standard post-closing documents must be submitted to Virginia Housing.

Important: Refer to the [Origination Guide](#) for more information about Virginia Housing eligibility requirements.

The information contained herein (including but not limited to any description of Virginia Housing and its lending programs and products, eligibility criteria, interest rates, fees and all other loan terms) is subject to change without notice.

