

# FHA Bond

## Program Guidelines



<b>What is Virginia Housing's FHA Bond program?</b>	Virginia Housing's FHA Bond program is a first mortgage insured by FHA offered to first-time homebuyers (unless purchasing in a targeted area). The loan is financed using tax-exempt bond proceeds. The interest rate for the FHA Bond program may vary compared to the FHA program. Requirements of this bond program are listed below.													
<b>Loan Term</b>	30 year fixed rate only.													
<b>Maximum Lender Compensation</b>	2.50% including SRP plus common and customary ancillary fees.													
<b>Loan-to-Value (LTV)</b>	<p>Maximum 96.5% LTV (+ financed UFMIP - follow FHA LTV requirements) based on the lower of the sales price / appraised value.</p> <p>No minimum LTV, except: Follow FHA requirements for maximum CLTV.</p> <p><a href="#">Exhibit LL</a> required if there is subordinate financing (except Plus Second Mortgage and FHLB).</p>													
<b>Mortgage Insurance</b>	UFMIP / Annual MIP per FHA requirements.													
<b>MCC Eligible</b>	No.													
<b>SPARC Eligible</b>	<a href="#">Yes</a> in accordance with SPARC guidelines.													
<b>Plus Second Mortgage Eligible</b>	<a href="#">Yes</a> in accordance with Plus Second Mortgage guidelines.													
<b>DPA Grant Eligible</b>	<a href="#">Yes</a> in accordance with DPA Grant guidelines.													
<b>CCA Grant Eligible</b>	No.													
<b>First-time Homebuyer</b>	<p>Required unless purchasing in a targeted area (applies to all borrowers).</p> <p>Borrowers are considered a first-time homebuyer if they have not owned and occupied a primary residence in the last 3 years.</p> <p>Acceptable documentation to evidence first-time homebuyer:</p> <ul style="list-style-type: none"> <li>• The fully executed Programs Disclosure and Borrower Affidavit (Exhibit E) signed by all borrowers;</li> <li>• A completed Uniform Residential Loan Application (URLA); and</li> <li>• The credit report.</li> </ul> <p><b>Note:</b> 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"> <li>• Three years' federal tax returns / tax transcripts</li> <li>• Rent verification(s)</li> <li>• Other reports such as a Lender Data Integrity Report (Examples: Drive Report, FraudGuard, Loansafe)</li> </ul>													
<b>Income Limits</b>	<table border="1"> <thead> <tr> <th>Income Limit Type:</th> <th>With or without Plus Second Mortgage</th> <th>With DPA Grant</th> </tr> </thead> <tbody> <tr> <td></td> <td>Standard limits</td> <td>Lower limits</td> </tr> <tr> <td><b>Who to include:</b></td> <td>All household members</td> <td>All household members</td> </tr> <tr> <td><b>What income to include:</b></td> <td>All household member income</td> <td>All household member income</td> </tr> </tbody> </table> <p><a href="#">Click here</a> to see Virginia Housing's income limits.</p> <p><i>Continued on next page</i></p>		Income Limit Type:	With or without Plus Second Mortgage	With DPA Grant		Standard limits	Lower limits	<b>Who to include:</b>	All household members	All household members	<b>What income to include:</b>	All household member income	All household member income
Income Limit Type:	With or without Plus Second Mortgage	With DPA Grant												
	Standard limits	Lower limits												
<b>Who to include:</b>	All household members	All household members												
<b>What income to include:</b>	All household member income	All household member income												



<b>Income Limits</b>	<p><i>Continued</i></p> <p><u>Notes:</u></p> <ul style="list-style-type: none"> <li>• See <a href="#">Origination Guide</a> 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.</li> <li>• Higher income limits may apply if the property is located in a targeted area, however these higher income limits do not apply when the loan is originated with a DPA Grant.</li> </ul>
<b>Sales Price / Acquisition Cost Limits</b>	<p>Refer to <a href="#">Virginia Housing Sales Price / Loan Limits</a>. The limit is the highest of the gross loan amount(s), sales price, and acquisition cost. See <a href="#">Origination Guide</a> for more information on how to determine acquisition cost.</p> <ul style="list-style-type: none"> <li>• <a href="#">Virginia Housing Sales Price / Loan Limits</a> apply even when the FHA maximum loan amount limits are higher.</li> <li>• The gross loan amount of the first mortgage (including financed up front mortgage insurance premium, when applicable) and Virginia Housing second mortgage combined, if applicable, cannot exceed the <a href="#">Virginia Housing Sales Price / Loan Limits</a>.</li> <li>• Higher sales price limits may apply if the property is located in a targeted area.</li> </ul>
<b>Maximum Loan Amount</b>	<p>Follow FHA maximum loan amount requirements except:</p> <ul style="list-style-type: none"> <li>• <a href="#">Virginia Housing Sales Price / Loan Limits</a> apply even when the FHA maximum loan amount limits are higher.</li> </ul>
<b>Eligible Purpose</b>	<p>Primary residence purchase (no refinances).</p>
<b>Residency</b>	<p>U.S. Citizen, Permanent Resident Alien, or Non-Permanent Resident Alien that meets FHA requirements.</p>
<b>Programs Disclosure and Borrower Affidavit (<a href="#">Exhibit E</a>)</b>	<p>Required. Income from all household members must be included on page 4.</p>
<b>Seller Affidavit (<a href="#">Exhibit F</a>)</b>	<p>Required.</p>
<b>Originating Lender's Loan Submission Cover Letter (<a href="#">Exhibit O</a>)</b>	<p>Required.</p>
<b>Recapture</b>	<p>Loan is subject to recapture.</p>
<b>Homebuyer Education</b>	<p>Required for all first-time homebuyers.</p> <p>Complete Virginia Housing course, <a href="#">HUD Approved Counseling Agency</a> course, Fannie Mae Framework, or Freddie Mac CreditSmart course prior to approval. Fannie Mae's Homeview course is not acceptable.</p> <p>Homebuyer Education Certificate is valid for 2 years.</p>
<b>Business Use of Home</b>	<p>No more than 15% of the financed dwelling may be used primarily in a trade or business. The borrowers must fully execute the <a href="#">Business Use of Home Certification</a> 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"> <li>• 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</li> <li>• Federal tax returns are provided and show the "business in home" deduction was taken (Typically this shows on Schedule C, line 30).</li> </ul> <p>The <a href="#">Business Use of Home Certification</a> 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>
<b>Maximum Net Worth</b>	<p>Cannot exceed 50% of sales price (See <a href="#">Origination Guide</a> for more information).</p>

<b>Automated Underwriting System (AUS) / Manual Underwrites</b>	<ul style="list-style-type: none"> <li>• Desktop Underwriter Approve Eligible or Loan Product Advisor Accept.</li> <li>• DU or LPA decision of Refer may be manually underwritten as long as the loan meets the more restrictive of Virginia Housing requirements and FHA manual underwrite requirements.</li> <li>• Manual Underwrite is acceptable, including borrowers with no credit score. <ul style="list-style-type: none"> <li>• Must meet FHA Non-Traditional credit requirements and all other FHA manual underwrite requirements.</li> </ul> </li> <li>• For manually underwritten loans, lender assumes full responsibility for compliance with FHA requirements.</li> </ul>
<b>Minimum Credit Score</b>	<p>620 (no exceptions) for all borrowers.*</p> <p>If originated with the Plus Second Mortgage:</p> <ul style="list-style-type: none"> <li>• 620-679 required for 3.5% LTV on second,</li> <li>• 680 required for greater than 3.5% up to 5% LTV on second for all borrowers.</li> <li>• If at least one borrower does not have a credit score then the maximum LTV for the Plus Second Mortgage is 3.5%.</li> </ul> <p>*If a borrower does not have sufficient credit to obtain a credit score then the loan must be manually underwritten as indicated above.</p>
<b>Maximum DTI</b>	<p>50% with AUS Approval.</p> <p>Manually underwritten loans must meet more restrictive ratio requirements of Virginia housing and FHA.</p>
<b>Non-Occupant Co-Borrowers</b>	Not allowed.
<b>Ineligible Qualifying Income</b>	<ul style="list-style-type: none"> <li>• Boarder Income</li> <li>• Accessory Unit Income</li> </ul>
<b>Foreclosures / Deed in Lieu / Short Sales</b>	Follow FHA waiting period requirements.
<b>Collections / Judgments</b>	Follow FHA requirements.
<b>Minimum Borrower Contribution</b>	Follow FHA requirements.
<b>Reserves / Acceptable Funds to Close</b>	<p>Follow FHA requirements for reserves and funds to close (including a gift).</p> <p><a href="#">Exhibit LL</a> required if there is subordinate financing (except Plus Second Mortgage and FHLB).</p>
<b>Interested Party Contributions</b>	Follow FHA requirements.
<b>Property</b>	<ul style="list-style-type: none"> <li>• Single family (1 unit) detached, attached, FHA approved condominium (Originating Lender to certify condo approval and provide documentation), manufactured home.</li> <li>• Manufactured Homes must meet FHA and see <a href="#">Origination Guide</a> for additional requirements.</li> <li>• Property must be located in Virginia.</li> </ul> <p><b>Acreage:</b></p> <ul style="list-style-type: none"> <li>• The maximum lot size is 2 acres.</li> <li>• Exceptions are considered &gt; 2 up to 5 acres. The Lender's underwriter must review and render a decision on the acreage exception. See the <a href="#">Origination Guide</a> for additional requirements and criteria.</li> </ul>
<b>UCDP / Collateral Underwriter</b>	Not required; however lenders are required to meet all FHA appraisal requirements, including submission to FHA's EAD portal.
<b>Unfinished Area</b>	The cost to complete unfinished areas that are suitable to finish in the property must be included in the acquisition cost on the <a href="#">Exhibit E</a> and <a href="#">Exhibit F</a> (Examples: Unfinished basement, lower level of a tri-level, etc.). See the <a href="#">Origination Guide</a> for more information.



<b>Post-Closing Repairs</b>	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 <a href="#">Origination Guide</a> for additional requirements and criteria. No structural or major mechanical repairs allowed.
<b>General Guidelines</b>	Unless otherwise noted follow FHA requirements.



# FHA Bond

## Procedures



<b>Lock-In</b>	Loans locked on Virginia Housing's LOS – Mortgage Cadence – Select <b>FHA30F_BOND</b> . Different pricing available for this product than Virginia Housing's FHA product. Follow steps outlined in the <a href="#">Mortgage Cadence User Guide</a> available on Virginia Housing's website for registering and locking loans.
<b>LLPAs</b>	No additional Loan Level Pricing Adjustments (LLPAs).
<b>Origination</b>	Loan originated in accordance with program guidelines and FHA guidelines.
<b>Lender Delegated Underwriting Availability</b>	Delegated underwriting is available to all approved Virginia Housing delegated lenders. Lender's underwriter assumes full responsibility for compliance with FHA underwriting requirements. Lenders can contact their Business Development Officer for questions / concerns about delegation.
<b>Underwriting</b>	Loans underwritten in accordance with program guidelines and FHA guidelines. Lender's underwriter assumes full responsibility for compliance with FHA underwriting requirements. Non-Delegated lenders must submit to Virginia Housing prior to closing – must use the <a href="#">Underwriting Submission Checklist</a> . Follow steps outlined in the <a href="#">Mortgage Cadence User Guide</a> for submitting a Non-Delegated loan to Virginia Housing Underwriting or submitting for Delegated Approval.
<b>Special Documentation</b>	The FHA Bond program requires a FHA Tax-Exempt Financing Rider to be executed at closing.
<b>Closing</b>	Loans closed in accordance with standard FHA guidelines. Loan must be closed in the name of the lender, registered in MERS with MERS compliant documents.
<b>UCD</b>	Not required.
<b>Documents</b>	Final AUS, URLA, and Transmittal (92900-LT) must match (standard FHA tolerances allowed).
<b>Funding</b>	Originating lender will fund the first mortgage at closing.
<b>Delivery</b>	Loans submitted to Virginia Housing within 10 calendar days of closing. Follow steps outlined in the <a href="#">Mortgage Cadence User Guide</a> for submitting a closed loan package. Documents must be uploaded using the <a href="#">Loan Stacking Form</a> .
<b>Pre-Purchase Review</b>	Loans reviewed by Virginia Housing prior to purchase. If errors noted, Virginia Housing will contact lender – this may require rerun of AUS.
<b>Post-Closing</b>	Standard post-closing documents must be submitted to Virginia Housing.
<b>Important:</b> Refer to the <a href="#">Origination Guide</a> 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.*

