

# First Mortgage Program Matrix

Program	Conventional	Conventional No MI	FHA	VA	RHS
	Conventional Financing		Government Financing		
<b>First-time Homebuyer</b>	<ul style="list-style-type: none"> <li>Not required, or</li> <li>Required if originated with DPA Grant, Plus Second Mortgage, or MCC<sup>1,2</sup></li> </ul>		Required <sup>1,2</sup>		
<b>Homebuyer Education</b>	<ul style="list-style-type: none"> <li>Required for at least one of all first-time homebuyers, or</li> <li>Required for all first-time homebuyers if originated with DPA Grant, Plus Second Mortgage, or MCC</li> </ul>		Required for all first-time homebuyers		
<b>Maximum Eligibility / Household Income</b>	<ul style="list-style-type: none"> <li>Standard limits<sup>8</sup>, or</li> <li>Lower limits with DPA Grant<sup>8</sup></li> </ul>	<ul style="list-style-type: none"> <li>Standard limits<sup>6</sup>, or</li> <li>Lower limits with DPA Grant<sup>6</sup></li> </ul>	<ul style="list-style-type: none"> <li>Standard limits, or</li> <li>Lower limits with CCA Grant</li> </ul>		
<b>Eligibility / Household Income Calculation</b>	<ul style="list-style-type: none"> <li>Borrower(s) eligible qualifying income only, or</li> <li>All Income of borrower(s) if originated with Plus Second Mortgage or MCC, or</li> <li>All Income of all household members if originated with DPA Grant</li> </ul>		<ul style="list-style-type: none"> <li>All Income of borrower(s), or</li> <li>All income of all household members if originated with DPA Grant</li> </ul>	<ul style="list-style-type: none"> <li>All income of borrower(s), or</li> <li>All income of all Household Members if originated with CCA Grant</li> </ul>	
<b>Loan Purpose</b>	<ul style="list-style-type: none"> <li>Purchase</li> <li>Limited cash-out refi (No DPA Grant, Plus Second Mortgage, or MCC allowed)</li> </ul>		Purchase <sup>3</sup>		Purchase
<b>Tax Transcripts</b> (W2 Transcripts, 1099 Transcripts, etc.)	Tax Transcripts required <sup>7</sup> (in addition to executed 4506-C) <ul style="list-style-type: none"> <li>Type of transcript is dependent on qualifying income</li> <li>Number of years required varies based on number of years' documentation required by AUS</li> </ul>		Not required		Not required (RHS may have its own different tax transcript requirements; See RHS Handbook for more info)
<b>Loan Programs Disclosure / Borrower Affidavit (Ex E)</b>	<ul style="list-style-type: none"> <li>Pages 1 – 2 required for all purchases, or</li> <li>Pages 1 – 4 required if used with DPA Grant, Plus Second Mortgage, or MCC<sup>2</sup></li> </ul>		Pages 1 – 4 required <sup>2</sup>		
<b>Seller Affidavit (Ex F)</b>	<ul style="list-style-type: none"> <li>Not required, or</li> <li>Required if originated with DPA Grant, Plus Second Mortgage, or MCC</li> </ul>		Required		
<b>Recapture</b>	No (Unless originated with MCC)				
<b>Lenders Submission Cover Letter (Ex O)</b>	<ul style="list-style-type: none"> <li>Not required, or</li> <li>Required if originated with DPA Grant, Plus Second Mortgage, or MCC</li> </ul>		Required		



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Minimum LTV	None	80.01%	None		
Maximum LTV	97% based on lower of sales price / appraised value		96.5% based on lower of sales price / appraised value	100% based on lower of sales price / appraised value + financed funding fee	100% based on appraised value + financed guarantee fee
Other Non-Virginia Housing DPA / Sub Financing	<ul style="list-style-type: none"> <li>Allowed</li> <li>Max 105% CLTV; Community / Affordable Seconds only</li> </ul>	<ul style="list-style-type: none"> <li>Allowed</li> <li>Max 105% CLTV; Community Seconds only</li> </ul>	<ul style="list-style-type: none"> <li>Allowed</li> <li>Follow FHA requirements for max CLTV</li> </ul>	<ul style="list-style-type: none"> <li>Allowed</li> <li>Follow VA requirements for max CLTV</li> </ul>	<ul style="list-style-type: none"> <li>Allowed</li> <li>Follow RHS requirements for max CLTV</li> </ul>
Minimum Credit Score <sup>4</sup>	<ul style="list-style-type: none"> <li>640<sup>4</sup>, or</li> <li>680 required for all borrowers if originated with Plus Second Mortgage that is &gt; 3% LTV</li> </ul>	<ul style="list-style-type: none"> <li>660<sup>4</sup>, or</li> <li>680 required for all borrowers if originated with Plus Second Mortgage that is &gt; 3% LTV</li> </ul>	<ul style="list-style-type: none"> <li>620<sup>4</sup>, or</li> <li>680 required for all borrowers if originated with Plus Second Mortgage that is &gt; 3.5% LTV</li> </ul>	620 <sup>4</sup>	
Maximum DTI	50% with AUS approval				
Maximum Net Worth	<ul style="list-style-type: none"> <li>No requirement, or</li> <li>If originated with DPA Grant, Plus Second Mortgage, or MCC: Can't exceed 50% of the sales price</li> </ul>		Can't exceed 50% of the sales price		
Mortgage Insurance Required?	Reduced Charter MI Coverage for LTVs > 80% <sup>8</sup>	Not required up to max 97% LTV	Yes, follow FHA requirements for UFMIIP / Annual MIP	Yes, follow VA requirements for Funding Fee	Yes, follow RHS requirements Guarantee Fee / Annual Fee
AUS	<ul style="list-style-type: none"> <li>DU<sup>5</sup>, or</li> <li>LPA<sup>5</sup></li> </ul>	DU <sup>5,6</sup>	<ul style="list-style-type: none"> <li>DU, or</li> <li>LPA</li> </ul>		GUS
Manual Underwrite Allowed?	No, AUS Approve / Accept / Eligible Only <sup>5</sup>	No, AUS Approve / Ineligible Only <sup>5,6</sup>	Yes, must meet FHA manual underwrite approval requirements	Yes, must meet VA manual underwrite approval requirements	Yes, must meet RHS manual underwrite approval requirements
Prior Foreclosure / Deed-in-Lieu / Short Sale	Follow applicable GSE, insurer, or guarantor requirements				



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<b>Acreage Limitation</b>	<ul style="list-style-type: none"> <li>No acreage limitation - follow the applicable GSE requirements, or</li> <li>If originated with DPA Grant or Plus Second Mortgage and MCC: Maximum 2 acres; exceptions considered &gt; 2 up to 5 acres</li> <li>If originated with DPA Grant or Plus Second Mortgage but no MCC: Exceptions considered for &gt; 5 up to 10 acres</li> </ul>		<ul style="list-style-type: none"> <li>Maximum 2 acres, or</li> <li>Exceptions considered for &gt; 2 up to 5 acres</li> <li>Exceptions considered &gt; 5 up to 10 acres if no MCC</li> </ul>		
<b>Manufactured Housing</b>	Not allowed		Allowed, follow Origination Guide requirements, FHA requirements, & VA code	Allowed, follow Origination Guide requirements, VA requirements, & VA code	Allowed, follow Origination Guide requirements, RHS requirements, & VA code
<p><sup>1</sup> First-time homebuyer requirement applies to all borrowers. If the property is located in a Targeted Area then the first-time homebuyer requirement does not apply.</p> <p><sup>2</sup> First-time homebuyer evidenced by the fully executed Exhibit E, URLA, &amp; credit report. If unable to confirm the borrower(s) is a first-time homebuyer from the Exhibit E, the URLA, or credit report, additional documentation may be required, such as: a) Three years' federal tax returns / tax transcripts, b) Rent verification(s), c) Lender Data Integrity Report (Examples: Drive Report, FraudGuard, Loansafe).</p> <p><sup>3</sup> FHA Streamline Refinance &amp; VA Interest Rate Reduction Refinance programs also available but information not reflected on this matrix. Please refer to Program Guidelines.</p> <p><sup>4</sup> See Program Guidelines for requirements when all borrowers do not have a credit score &amp;/or one borrower with a credit score &amp; one without a credit score. Note that Virginia Housing Conventional programs always requires at least 1 borrower have a credit score.</p> <p><sup>5</sup> Conventional:</p> <p>(a) If using Fannie Mae's DU: Community Lending Program must be "HFA Preferred" for Conventional; "HFA Preferred Risk Sharing" for Conventional No MI.</p> <p>(b) If using Freddie Mac's LPA: Offering Identifier must be "HFA Advantage" for Conventional; Freddie Mac LPA not eligible for the Conventional No MI program.</p> <p><sup>6</sup> If the first mortgage is a Conventional No MI: Fannie Mae's DU will render a decision of Approve / Ineligible. 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. Freddie Mac &amp; LPA not eligible for the Conventional No MI program.</p> <p><sup>7</sup> Tax Transcripts:</p> <p>(a) If using Fannie Mae's DU: When <b>all</b> of the borrower's income is validated by the DU validation service, tax transcripts are not required. However, if there are any data discrepancies then additional documentation or information may be required. Originating Lenders are expected to perform due diligence on every loan.</p> <p>(b) If using Freddie Mac's LPA: If <b>all</b> of the borrower's income receives an income rep &amp; warranty result of "Eligible" on the last Feedback Certificate, tax transcripts are not required. However, if there are any data discrepancies then additional documentation or information may be required. Originating Lenders are expected to perform due diligence on every loan.</p> <p><sup>8</sup> When all borrower qualifying income exceeds <a href="#">Fannie Mae</a> / <a href="#">Freddie Mac</a> 80% AMI Limits an LLPA applies if Charter MI (or reduced MI) is used. The Charter (or reduced) MI LLPA amount varies depending on credit score and LTV. Refer to the webpages of <a href="#">Fannie Mae</a> / <a href="#">Freddie Mac</a>.</p>					

