

## CalHFA Government Loan Programs Matrix

	Program Name	Max Loan Amount <sup>1</sup>	Loan Type	Property Type	AUS Requirement	DTI	Credit Score	First Time Homebuyer	Homebuyer Education Required	1-Year Home Warranty Requirement	Layering Capabilities	Lien Position	LTV / CLTV	Allowable Lender Fees			
Government First Mortgage Programs	CalHFA FHA Loan Program	FHA county loan limits	203b, or 203k limited with or without EEM	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	640	Yes	Yes	Yes	FHA Approved Seconds/MyHome	1st	96.5% / 105%	3% or \$3,000 whichever is greater			
						50.00%	700										
						45.00%	640										
						50.00%	700										
				SFR and Condos	Manual Underwriting	43.00%	660	Yes	Yes	Yes	FHA Approved Seconds/MyHome						
						43.00%	660				No				No	No	FHA Approved Seconds
						45.00%	660										Yes
						45.00%	660				No				No	No	FHA Approved Seconds
	FHA county loan limits	HUD 184	SFR, Condos or Manufactured Homes	Manual underwriting is required	43.00%	660	No	No	N/A	FHA Approved Seconds/MyHome		1st	97.75% / 100%	3% or \$3,000 whichever is greater			
					43.00%	660											
	FHA county loan limits	203(h)	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	640	Yes	Yes	Yes	FHA Approved Seconds/MyHome		1st	100% / 105%	3% or \$3,000 whichever is greater			
					50.00%	700											
					45.00%	640											
					50.00%	700											
	CalPLUS <sup>SM</sup> FHA Loan Program (used exclusively with ZIP)	FHA county loan limits	203b, or 203k limited with or without EEM	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	640	Yes	Yes	Yes	ZIP (mandatory), FHA Approved Seconds, or MyHome		1st	96.5% / 105%	3% or \$3,000 whichever is greater		
						50.00%	700										
						45.00%	660										
	Manufactured Homes	DU approve/eligible or LPA Accept	45.00%	660	Yes	Yes	Yes	ZIP (mandatory), FHA Approved Seconds, or MyHome		1st	96.5% / 105%	3% or \$3,000 whichever is greater					
45.00%			660														
45.00%			660														
Zero Interest Program (ZIP) (used exclusively with CalPLUS <sup>SM</sup> )	2% or 3% of the total loan amount <sup>2</sup>	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	CalPLUS <sup>SM</sup> FHA (mandatory), FHA Approved Seconds, or MyHome		3rd <sup>3</sup>	N/A	\$50 fee		
CalHFA VA Loan Program	FHFA High-Cost Loan Limit	VA Guaranteed Loan	SFR and Condos	DU approve/eligible or LPA accept	45.00%	640	Yes	Yes	Yes	VA Approved Seconds/MyHome		1st	100% / 105%	3% or \$3,000 whichever is greater or VA maximum fee requirements			
					50.00%	700											
					45.00%	640				No	No				N/A	VA Approved Seconds	
					50.00%	700											
CalHFA USDA Loan Program	USDA loan limits	USDA Guaranteed Loan	SFR and Condos	GUS Accept / Eligible	45.00%	640	Yes	Yes	Yes	USDA Approved Seconds/MyHome		1st	100% / 105%	3% or \$3,000 whichever is greater			
					50.00%	700											
					45.00%	640				No	No				N/A	USDA Approved Seconds	
	50.00%	700															
	USDA loan limits	USDA Guaranteed Loan	Manufactured Home (First Owner)	GUS Accept / Eligible	45.00%	660	Yes	Yes	Yes	USDA Approved Seconds/MyHome					1st	100% / 105%	3% or \$3,000 whichever is greater
No												No	N/A	USDA Approved Seconds			
	Subordinate Mortgage	MyHome Assistance Program (MyHome)	FHA =3.5% USDA/VA = 3% of appraised value/sales price whichever is less	N/A	N/A	N/A	N/A	N/A	Yes	Yes	N/A					Must be combined with a CalHFA first mortgage	

1 First Mortgages in which the base loan amount exceeds \$766,550 are considered a High Balance Loan and are subject to an additional fee. See rate sheet for pricing.  
 2 ZIP Must be used for closing costs and prepaid items only. Any funds due to the borrower from ZIP financing must be applied to ZIP principal reduction.  
 3 If MyHome is not used in Conjunction with a CalPLUS<sup>SM</sup> then ZIP must be in 2nd position

NOTE: This is a tool for basic information purposes only and is subject to change. It does not replace CalHFA program descriptions, manuals, or bulletins. CalHFA Income limits apply.