

**CalHFA CONVENTIONAL ELIGIBILITY MATRIX**

**First Mortgage Programs<sup>1,2</sup>**

Program Name	Max Loan Amount <sup>3</sup>	Loan Type	Property Type	Max LTV/CLTV <sup>3</sup>	Min Credit Score <sup>4</sup>	Max DTI	Subordinate Options
CalHFA Conventional Program	Conforming Loan Limits	HFA Preferred	SFR and Condos	97%/105%	680	45%	MyHome required, FNMA Community Seconds optional
			Manufactured Homes–MH Advantage		680	50%	
			Manufactured Homes –Standard MH	95%/105%	680	45%	
CalPLUS Conventional Program	Conforming Loan Limits	HFA Preferred	SFR and Condos	97%/105%	680	45%	ZIP required, MyHome and FNMA Community Seconds optional
			Manufactured Homes–MH Advantage		680	50%	
			Manufactured Homes–Standard MH	95%/105%	680	45%	
CalHFA Dream For All Conventional Program <sup>5</sup>	Conforming Loan Limits	HFA Preferred	SFR and Condos	97%/105%	680	45%	Dream For All Shared Appreciation required, FNMA Community Seconds optional
			Manufactured Homes–MH Advantage		680	50%	
			Manufactured Homes–Standard MH	95%/105%	680	45%	

**Subordinate Programs**

Program Name	Max Loan Amount	Interest Rate	Loan Proceeds Purpose	First Mortgage Options	Lien Position
MyHome Assistance Program	Up to 3% of appraised value or sales price, whichever is less	1%	Down Payment and Closing Costs Assistance	CalHFA Conventional, CalPLUS Conventional	2nd
Zero Interest Program (ZIP)	2% or 3% of the first mortgage loan amount	0%	Closing Costs Assistance only	CalPLUS Conventional required	2nd, 3rd when combined with MyHome
Dream For All Shared Appreciation <sup>5</sup>	Up to 20% of appraised value or sales price, whichever is less	0%	Down Payment and Closing Costs Assistance	CalHFA Dream For All Conventional required	2nd

<sup>1</sup> Each borrower must be a first-time homebuyer

<sup>2</sup> Lower interest rates and Mortgage Insurance Coverage Requirements available for borrowers that meet Fannie Mae’s HomeReady <80% AMI income limit

<sup>3</sup> First mortgages in which the total loan amount exceeds \$726,200 are considered Conventional High Balance Loans and are limited to 95% LTV. See rate sheet for pricing.

<sup>4</sup> Fannie Mae’s Low Income (LI) rate has a minimum credit score of 660

**<sup>5</sup>PROGRAM SUSPENDED 4.07.2023. All funds for the CalHFA Dream for all Shared Appreciation Loan have been reserved.**

**Loan Limits**

1 UNIT	FNMA CONFORMING LIMITS	FNMA HIGH-COST AREA
	\$726,200	\$1,089,300
2023 MORTGAGE LIMITS COUNTY LOOKUP: <a href="https://entp.hud.gov/idapp/html/hicostlook.cfm">https://entp.hud.gov/idapp/html/hicostlook.cfm</a>		

TOPIC	OVERLAY
<b>BASIC GUIDELINES</b>	Items in this matrix apply to CalHFA Conventional loan programs. Refer to <a href="#">CalHFA Conventional Loan Programs Handbook</a> and <a href="#">FNMA Selling Guide</a> for additional guidance. Information in this matrix is subject to change without notice.
<b>Amended Tax Returns</b>	Accepted for the following amendment reasons: <ul style="list-style-type: none"> <li>• Amended for clerical items only (i.e. modifying a prior ITIN number to a newly issued SSN)</li> <li>• Amended for income-related items, under the following conditions: <ul style="list-style-type: none"> <li>○ Amended at least sixty (60) days before mortgage application taken</li> <li>○ Amendment shows on transcripts (stamped returns not acceptable)</li> <li>○ Documentation supplied to support the increase, including but not limited to: <ul style="list-style-type: none"> <li>▪ 1099 or W2 showing missed/updated income</li> <li>▪ Canceled checks or bank statements showing missed/updated rental income</li> </ul> </li> </ul> </li> </ul>
<b>Appraisal</b>	<ul style="list-style-type: none"> <li>• Full appraisals are required</li> <li>• PIW not eligible even if noted in AUS</li> </ul>
<b>Assets</b>	<ul style="list-style-type: none"> <li>• Internet Statements, obtained from financial institution’s website, must contain same information found on a standard bank statement</li> <li>• VOD as stand-alone document not permitted unless obtained from a Third-Party Vendor</li> </ul>
<b>AUS</b>	<ul style="list-style-type: none"> <li>• Fannie Mae Approve/Eligible only</li> <li>• No manual underwriting</li> <li>• Must be Fannie Mae only</li> <li>• Data Entry – ‘HFA Preferred’ must be selected in the Community Lender Product Field <ul style="list-style-type: none"> <li>○ CalHFA subordinate loans must be entered as Community Seconds</li> </ul> </li> </ul>
<b>Borrower Requirements</b>	<ul style="list-style-type: none"> <li>• Each borrower must be a first-time homebuyer <ul style="list-style-type: none"> <li>○ First-time homebuyer defined as a borrower who has not had an ownership interest in any principal residence, or resided in the home owned by a spouse during the previous three years</li> </ul> </li> <li>• US Citizen or other National of United States, or a Qualified Alien allowed</li> <li>• All borrowers must occupy the property as a primary residence within 60 days of closing</li> </ul>

TOPIC	OVERLAY
<b>Condominiums</b>	<ul style="list-style-type: none"> <li>• Condos must be FNMA eligible</li> <li>• Leasehold not permitted</li> <li>• Minimum square footage: 400 Sq Ft</li> </ul>
<b>Credit</b>	<ul style="list-style-type: none"> <li>• Non-traditional credit is not permitted</li> <li>• All borrowers must have at least one (1) valid credit score to be eligible for an 'Approved' recommendation (by DU). Extenuating circumstances are not allowed for Bankruptcy or Foreclosure.</li> <li>• All borrowers must meet the minimum representative score requirement. The middle score of the lowest-scoring borrower must be used to determine eligibility</li> </ul>
<b>Custodial Account</b>	<ul style="list-style-type: none"> <li>• An account in a minor's name where the borrower is named only as custodian of the funds is not eligible for use as closing costs, down payment, or reserves</li> </ul>
<b>DTI</b>	<ul style="list-style-type: none"> <li>• Maximum DTI is 50% regardless of AUS recommendation for borrowers with credit scores <math>\geq 700</math></li> <li>• Maximum DTI is 45% regardless of AUS recommendation for credit scores between 680 – 699 and/or manufactured home properties</li> </ul>
<b>Electronic Signatures/eSigning</b>	<ul style="list-style-type: none"> <li>• eSigning is allowed for most documents.</li> <li>• eSigning is <u>not</u> allowed for: <ul style="list-style-type: none"> <li>○ Note</li> <li>○ Note Rider(s)</li> <li>○ Notice of Right to Cancel</li> <li>○ Security Instrument</li> <li>○ Security Instrument Rider(s)</li> </ul> </li> </ul>
<b>Eligible Property Type</b>	<ul style="list-style-type: none"> <li>• Must be in the state of California</li> <li>• One-unit primary single family residence (SFR) and planned unit development (PUD)</li> <li>• Accessory Dwelling Unit (ADU), guest houses, 'granny' units and 'in-law' units are eligible as follows: <ul style="list-style-type: none"> <li>○ Property must be defined as a one-unit property</li> <li>○ Multiple ADUs not permitted</li> <li>○ Must meet city/county zoning ordinances</li> <li>○ If rental income from ADU is used for credit qualifying, CaIHFA will also use gross rental income when determining borrowers' compliance income for program eligibility</li> </ul> </li> <li>• Condominiums (see Condominium section above)</li> <li>• Manufactured Homes (see Manufactured Home section below)</li> <li>• Properties must meet requirements of California Health and Safety Code</li> </ul>
<b>Eligible States</b>	<ul style="list-style-type: none"> <li>• California only</li> </ul>
<b>Escrow Holdbacks</b>	<ul style="list-style-type: none"> <li>• Not permitted</li> </ul>

TOPIC	OVERLAY
<b>Exclusionary List</b>	<ul style="list-style-type: none"> <li>OCMBC will validate that parties involved in the transaction have not been excluded from the program</li> </ul>
<b>Family-Owned Business</b>	<ul style="list-style-type: none"> <li>Two years tax returns are required regardless of AUS (DU) recommendation</li> </ul>
<b>Homebuyer Education</b>	<ul style="list-style-type: none"> <li>Homebuyer education is mandatory and course completion is required prior to closing</li> <li>Standard course required to be completed by at least one borrower <b>and</b> a separate course must be completed by all borrowers for the 'Dream for All' program as defined in the options below</li> <li>Dream for All required <a href="#">course</a>, and</li> <li>Standard course, must be completed with one of the following:               <ul style="list-style-type: none"> <li>Online Homebuyer Education through <a href="#">eHome™</a></li> <li>In Person or Virtual Live Homebuyer Education through <a href="#">NeighborWorks America</a> or through a <a href="#">HUD approved Housing Counseling Agency</a></li> </ul> </li> <li>Completion certificates are good for one year</li> </ul>
<b>Home Warranty Insurance Coverage (Mandatory)</b>	<ul style="list-style-type: none"> <li>One-year home warranty protection policy is required               <ul style="list-style-type: none"> <li>Exceptions – purchasing a new construction property</li> </ul> </li> <li>Policy must cover at a minimum               <ul style="list-style-type: none"> <li>Water heater(s), air conditioning, heating, oven/stove/range</li> </ul> </li> <li>Home Warranty must be disclosed on Initial and Final Closing Disclosure or a copy of insurance declaration page will be required</li> </ul>
<b>Income Limits</b>	<ul style="list-style-type: none"> <li>Cannot exceed <a href="#">CalHFA Income Limits</a></li> </ul>
<b>Income Requirements</b>	<ul style="list-style-type: none"> <li>Calculate income using Fannie Mae guidelines</li> <li>Credit qualifying income will be used to determine if loan exceeds maximum program limits (income not used to qualify will not be used in determining if max program limits are exceeded)</li> <li>To determine if borrower income is less than or equal to the HomeReady 80% Area Median Income (AMI), use <a href="#">Fannie Mae's HomeReady Lookup tool</a>. Lower Income (LI) borrowers are eligible for CalHFA LI interest rate and a reduced amount of shared appreciation repayment.</li> </ul>
<b>Ineligible Programs</b>	<ul style="list-style-type: none"> <li>Community Land Trusts</li> <li>High Cost Loans</li> <li>HomePath, HomeStyle (including HomeStyle energy)</li> <li>HomeReady with Reduced Mortgage Insurance Option</li> <li>Land Trusts</li> <li>Native American Lands</li> <li>PACE Obligations attached to property</li> <li>Temporary Buydowns</li> </ul>
<b>Ineligible Properties</b>	<ul style="list-style-type: none"> <li>2-4 Unit Properties</li> <li>Below Market Rate (BMR) Properties</li> </ul>

TOPIC	OVERLAY
	<ul style="list-style-type: none"> <li>• Community Land Trusts</li> <li>• Co-Ops</li> <li>• Indian leased land</li> <li>• Leasehold properties</li> <li>• New construction manufactured homes</li> <li>• Property Flip of Non-Arm's Length Transaction</li> <li>• Resale type deed restrictions</li> <li>• Single-wide manufactured homes</li> <li>• Solar Panels that affect first lien position</li> </ul>
<b>Impounds</b>	<ul style="list-style-type: none"> <li>• Impounds are required</li> </ul>
<b>Manufactured Housing</b>	<ul style="list-style-type: none"> <li>• Maximum DTI is 45% regardless of AUS</li> <li>• 95% Maximum LTV</li> <li>• Must meet all other FNMA guidelines</li> <li>• Manufactured Homes that are subject to deed restrictions are not allowed</li> <li>• Leased Land property not allowed</li> <li>• Single-wide homes not allowed</li> <li>• New construction manufactured homes not allowed</li> </ul>
<b>Maximum Loan Amount</b>	<ul style="list-style-type: none"> <li>• Fannie Mae conforming loan limits</li> <li>• Maximum LTV for Fannie Mae high balance loan limits is 95%</li> </ul>
<b>Minimum Loan Amount</b>	<ul style="list-style-type: none"> <li>• \$75,000</li> </ul>
<b>Mortgage Credit Certificate (MCC)</b>	<ul style="list-style-type: none"> <li>• Not permitted</li> </ul>
<b>Mortgage Insurance (MI)</b>	<ul style="list-style-type: none"> <li>• Required for all loans with LTV of 80.01% or higher</li> <li>• Per DU Findings, borrowers with income less than or equal to HomeReady 80% AMI LI income limits are eligible for HFA Preferred Charter MI discounted coverage and rates</li> <li>• Financed MI premiums must be included in the LTV and CLTV</li> <li>• Borrower Paid and Split MI allowed</li> </ul>
<b>Multiple Financed Properties</b>	<ul style="list-style-type: none"> <li>• Not permitted</li> </ul>
<b>Non-Permanent Resident Aliens</b>	<p>Non-Permanent Resident Alien borrowers accepted under the following conditions:</p> <ul style="list-style-type: none"> <li>• Acceptable Visa evidence provided</li> <li>• Borrower eligible to work in the US, as evidenced by EAD issued by the USCIS</li> <li>• Borrower has valid Social Security Number (SSN)</li> <li>• Borrower satisfies the same requirements, terms, and conditions as those for US citizen</li> <li>• DACA – with category C33 work status under deferred action and current I-797 showing approved DACA status or print out of online approval from USCIS</li> <li>• An Alien with Pending Asylum status is acceptable – borrower must provide a valid C08 Employee</li> </ul>

TOPIC	OVERLAY
	<p>Authorization card and an Asylum Application receipt (or print out from USCIS status website) validating borrower status</p> <p>Note: Borrowers with diplomatic immunity are ineligible</p>
<b>Non-Occupant Co-Borrower/Co-Signer</b>	<ul style="list-style-type: none"> <li>Not permitted</li> </ul>
<b>Power of Attorney (POA)</b>	<ul style="list-style-type: none"> <li>A POA may not be eSigned and must be specific to the transaction.</li> </ul>
<b>Subordinate Financing</b>	<ul style="list-style-type: none"> <li>Permitted, refer to <a href="#">Eligible Subordinate Programs and Requirements</a> below</li> </ul>
<b>Social Security Number (SSN)</b>	<ul style="list-style-type: none"> <li>All borrowers must have a valid SSN</li> </ul>
<b>Transaction Type</b>	<ul style="list-style-type: none"> <li>Purchase only</li> <li>Non-Purchasing spouse may not be on purchase agreement</li> </ul>
<b>Tax Transcripts</b>	<ul style="list-style-type: none"> <li>Required when tax returns are used to qualify borrower income</li> </ul>
<b>Underwriting Method</b>	<ul style="list-style-type: none"> <li>Manual Underwriting not allowed</li> <li>All loans must receive AUS approval: FNMA DU Approve/Eligible</li> </ul>
<b>Unpaid Federal Tax Debt</b>	<ul style="list-style-type: none"> <li>All unpaid tax debt from prior years is considered to be delinquent, even if lien has not been filed; one monthly payment is required on repayment plans</li> <li>Borrower with delinquent Federal Tax Debt is ineligible</li> </ul> <p>NOTE: Record of Account can be used in lieu of canceled check or proof of electronic payment.</p>
<b>Vesting</b>	<ul style="list-style-type: none"> <li>Non-Purchasing spouse may not be on title</li> <li>CalHFA does not require vesting on the subordinate lien</li> </ul>

ELIGIBLE SUBORDINATE PROGRAMS AND REQUIREMENTS	
<b>MyHome Assistance Program</b>	<ul style="list-style-type: none"> <li>Maximum loan amount is 3% of the sales price or appraised value, whichever is less</li> <li>MyHome can be used for downpayment and closing costs</li> <li>Funds cannot be used to pay off borrower debt</li> <li>Term of the MyHome matches the terms of the CalHFA first mortgage, not to exceed 30 years</li> <li>Payments are deferred for the life of the first mortgage loan</li> <li>MyHome may be combined with the Zero Interest Program (ZIP) on the CalPLUS Conventional Loan Program but must be recorded in second (2<sup>nd</sup>) lien position</li> <li>Repayment of the principal and interest on the MyHome loan shall be due and payable at the earliest of the following events:               <ul style="list-style-type: none"> <li>Transfer of Title</li> <li>Sale of the property</li> <li>Payoff of the first loan</li> <li>Payoff of the subordinate loan principal balance</li> <li>Refinance of the first loan</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ The formal filing and recording of a Notice of Default (unless rescinded)</li> <li>● Borrowers may not receive cash back from MyHome loan</li> </ul>
<p><b>Zero Interest Programs (ZIP)</b></p>	<ul style="list-style-type: none"> <li>● Maximum loan amount is 2% or 3% of CalPLUS Conventional loan amount</li> <li>● ZIP can used for closing costs only</li> <li>● Funds cannot be used to pay off borrower debt</li> <li>● Term matches the terms of the CalHFA first mortgage, not to exceed 30 years</li> <li>● Payments are deferred for the life of the first mortgage loan</li> <li>● ZIP must record in second (2<sup>nd</sup>) lien position unless combined with MyHome, to which ZIP would record behind MyHome in third (3<sup>rd</sup>) lien position</li> <li>● Repayment of the principal on the ZIP loan shall be due and payable at the earliest of the following events:             <ul style="list-style-type: none"> <li>○ Transfer of Title</li> <li>○ Sale of the property</li> <li>○ Payoff of the first loan</li> <li>○ Payoff of the subordinate loan principal balance</li> <li>○ Refinance of the first loan</li> <li>○ The formal filing and recording of a Notice of Default (unless rescinded)</li> </ul> </li> <li>● Borrowers may not receive cash back from ZIP loan</li> </ul>
<p><b>Dream For All Shared Appreciation Loan</b></p> <p><b>PROGRAM SUSPENDED 4.07.2023. All funds for the CalHFA Dream for all Shared Appreciation Loan have been reserved.</b></p>	<ul style="list-style-type: none"> <li>● Maximum loan amount is 20% of the sales price or appraised value, whichever is less</li> <li>● Shared Appreciation Loans can be used for down payment and closing costs</li> <li>● Funds cannot be used to pay off borrower debt</li> <li>● Term of the Shared Appreciation Loan matches the term of the CalHFA first mortgage, not to exceed 30 years</li> <li>● Payments on Shared Appreciation Loan are deferred for the life of the first loan</li> <li>● Repayment of the principal and any share of appreciation on the Shared Appreciation Loan shall be due and payable at the earliest of the following events:             <ul style="list-style-type: none"> <li>○ Transfer of Title</li> <li>○ Sale of the property</li> <li>○ Payoff of the first loan</li> <li>○ Payoff of the subordinate loan principal balance</li> <li>○ Refinance of the first loan</li> <li>○ The formal filing and recording of a Notice of Default (unless rescinded)</li> <li>○ Note – the principal amount of the Shared Appreciation Loan is still due and payable even if the appreciation of the property is zero or less; however, no additional funds aside from the principal balance would be due if the appreciation is zero or less.</li> </ul> </li> <li>● Borrowers may not receive cash back from Shared Appreciation loan</li> </ul>

<b>FNMA Community Seconds</b>	<ul style="list-style-type: none"><li>• OCMBC does not provide financing for eligible FNMA Community Seconds except for the MyHome Assistance and Zero Interest Program</li><li>• Broker must source approved second (2<sup>nd</sup>) lien financing that meets FNMA guidelines and would subordinate at closing</li></ul>
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