



Homeownership Program Bulletin

February 25, 2008

Program Bulletin #2008-06

To: CalHFA Approved Lenders

CalHFA Conventional Loan Underwriting Guideline Update

Effective on loan reservations made on or after March 7, 2008 for conventional loans with a Loan-to-Value (LTV) greater than 95%, CalHFA will require borrowers to have a minimum representative credit score of 680. Loans with an LTV equal to or less than 95% will require a minimum representative credit score of 620. A representative credit score for a single borrower is the middle credit score, or for multiple borrowers it is the lowest middle of their three individual scores. This change updates Program Bulletin #2007-43 CalHFA Conventional Loan Underwriting Guidelines.

CalHFA's conventional loans up to 100% LTV play an important role in providing financing to first-time homebuyers who do not have sufficient funds available for a down payment. In order to continue offering high LTV loans, CalHFA has implemented these changes in credit underwriting requirements.

CalHFA is committed to helping provide affordable housing to all qualified low and moderate income, first-time homebuyers throughout California. As the housing market is faced with increasing delinquencies and declining values, CalHFA is positioning itself to address these economic forces and continue to offer the best possible financing to qualified homebuyers.

For questions about this bulletin, contact CalHFA Homeownership Programs by phone 916.324.8088; by fax 916.324.6589; by email at homeownership@calhfa.ca.gov and you can always visit CalHFA's web site at: www.calhfa.ca.gov

Unless otherwise directed, please send all loan files and documents to:
CalHFA Homeownership Programs
1121 L Street, 7th Floor
Sacramento, CA 95814