



# Homeownership Program Bulletin

January 19, 2011

Program Bulletin #2011-03

To: CalHFA Approved Lenders

## CalHFA Loan Program Updates

This bulletin is to clarify CalHFA loan program and process requirements. Complete requirements can be found in each program description on our web site at [www.calhfa.ca.gov](http://www.calhfa.ca.gov)

### California Homebuyer's Downpayment Assistance Program (CHDAP)

- Effective for reservations made on or after 1/24/2011 the minimum borrower contribution towards down payment and /or closing costs must be the greater of 1% of the sales price or \$1000 and must be from the borrowers' own funds.

### CalHFA FHA Loan Program

- Sales concessions/contributions
  - Concessions/contributions are acceptable per FHA guidelines except for the following
    - payment of condominium fees
    - personal property
    - down payment assistance
- Permitted and non-permitted building additions/alterations
  - Follow FHA and Master Servicer Guidelines

### CalHFA FHA and Cal30 Loan Programs

- Other considerations
  - All lender fees must be listed separately in section 800 of the Final HUD-1 Settlement Statement
  - The loan must be funded, delivered and purchased by the master servicer prior to the rate lock expiration
  - If a loan is suspended or rejected by CalHFA or the master servicer, the lender has the remainder of the rate lock period to correct the deficiency. Once the issue is resolved correctly the loan will be reinstated and purchased if there is adequate time remaining on the rate lock
  - Lenders should submit applicable CHDAP loans to CalHFA at the same time the first mortgage is submitted to the master servicer to ensure the purchase of both loans meets the rate lock expiration

For questions about this bulletin, contact CalHFA Homeownership Programs division by phone 916.326.8033; by fax 916.324.6589; by email at [homeownership@calhfa.ca.gov](mailto:homeownership@calhfa.ca.gov). Plus you can always visit CalHFA's web site at: [www.calhfa.ca.gov](http://www.calhfa.ca.gov) or Homeownership Programs division directly at [www.calhfa.ca.gov/homeownership](http://www.calhfa.ca.gov/homeownership).

CalHFA thanks you for your business and we look forward to continuing to support your affordable housing loan needs.