



Single Family Lending Program Bulletin

June 14, 2013

Program Bulletin #2013-06

To: CalHFA Approved Lenders

California Homebuyer's Downpayment Assistance Program (CHDAP) Guideline Revisions

Effective July 1, 2013 the California Homebuyer's Downpayment Assistance Program (CHDAP) guidelines will be revised in anticipation of future CalHFA first mortgage loan programs. These revisions will streamline CalHFA's underwriting process.

- A maximum Combined Loan to Value (CLTV) of 103%
- A maximum total Debt-to-Income (DTI) ratio of 43%
- Tax savings derived from Mortgage Credit Certificates (MCC) may not be used for credit qualifying purposes (including DTI calculations or income qualifying purposes)
- A borrower minimum required investment based on their middle credit score of the lowest scoring borrower will be as follows:
 - 640-679 = \$1,500
 - 680+ = \$1,000

The minimum required investment can be from the borrower's own funds or gift funds per first mortgage guidelines.

The DTI and CLTV ratios accepted will be the ratios as represented by the HUD-92900LT, signed by the lender's underwriter and supported by a CalHFA accepted Automated Underwriting System findings report. The minimum required investment must be listed as a condition on the Lender's final in-house underwriting approval.

These changes will apply to all reservations made on or after July 1, 2013. All other features, conditions and requirements of the CHDAP loan funded behind a non-CalHFA first mortgage remain unchanged.

For questions about this bulletin, contact CalHFA Single Family Lending Programs Division by phone 916.326.8033; by fax 916.324.6424; by email at SFPrograms@calhfa.ca.gov Plus you can always visit CalHFA's web site at: www.calhfa.ca.gov or Single Family Lending Programs Division directly at www.calhfa.ca.gov/homeownership.

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