

First Mortgage Loans	Program Name	Lien Position	Term	First-Time Homebuyer Required	Geographic Restrictions	Mortgage Insurance Requirements	Income/Sales Price Limits ²	Loan Limits	DU Requirement	LTV/CLTV	Credit Score	Max DTI	Minimum Borrower Contribution	Property Restrictions	Layering Capabilities	Allowable Borrower Fees
	CalHFA FHA for Federally Designated Targeted Areas ¹ only	First	30 Year Fixed Fully Amortized	No	Federally Designated Targeted Areas ¹	Follow FHA Mortgage Insurance requirements as regulated by HUD	Homeownership Program Income Limits & Sales Price Limits apply	Loan amounts not to exceed the lesser of \$417,000 (excluding UFMP) or FHA loan limits	Fannie Mae Desktop Underwriter® (DU®) using the FHA Total Scorecard option with an Approved/Eligible recommendation	Max Per FHA Approved/Eligible DU Findings	640	Max Per Approved/Eligible DU Findings	Per FHA Guidelines	Leasholds, land trusts, co ops and manufactured housing not allowed	AHPP ³ (Must be CalHFA approved & FHA Community Seconds® eligible), CHDAP SFF	* 1.5% Origination * \$350 Processing /Underwriting * \$200 Doc Prep
Subordinate Financing	Program Name	Lien Position	Term	First-Time Homebuyer Required	Geographic Restrictions	Mortgage Insurance Requirements	Income/Sales Price Limits ²	Loan Limits	First Mortgage Type	First Mortgage LTV Maximum	Credit Score	Max DTI	Minimum Borrower Contribution	Property Restrictions	Layering Capabilities	Allowable Borrower Fees
	Affordable Housing Partnership Program (AHPP) ³	Set By Locality														
	California Homebuyer's Downpayment Assistance Program (CHDAP)	Junior to any acceptable CalHFA or non CalHFA mortgage loan	Term of First Mortgage not to exceed 30 years	Yes	Statewide	N/A	*When combined with a FHA first mortgage use the FHA Income Limits for subordinate financing *When combined with a Conventional/USDA/VA first mortgage use HCD Moderate Income limits *Sales Price Limits apply	* Max 3% of sales price or appraised value, whichever is less * Max 5% of sales price or appraised value for Transit Oriented District	CalHFA First Mortgage	Follow Insurer Guidelines	640	Max Per Approved/Eligible DU Findings ⁴	Follow first mortgage investor or government insured UW guidelines	Leasholds, land trusts, co ops and manufactured housing not allowed	AHPP ³ SFF	\$250 max
									Non-CalHFA FHA/VA/USDA First Mortgage	Follow Insurer Guidelines	640	Max Per Approved/Eligible DU/GUS Findings ⁴				
									Non-CalHFA Conventional First Mortgage	≤95%	640	Max Per Approved/Eligible DU Findings ⁴				
95.01-100%										680 700 720	≤45% 45.01-50% 50.01-55%					
School Facility Fee Down Payment Assistance Program (SFF) Program #1 Economically Distressed Area	Junior to any acceptable CalHFA or non CalHFA mortgage loan	Forgivable after 5 years	No	Available in Calaveras, Fresno, Imperial, Kern, Kings, Madera, Merced, San Joaquin, Shasta, Stanislaus and Tulare Counties	N/A	Sales Price Limits apply	Partial rebate of eligible School Facility Fees paid by builder/developer	N/A	Partial rebate of eligible School Facility Fees paid by builder/developer	N/A	N/A	None	N/A	AHPP ³ CHDAP	None	
School Facility Fee Down Payment Assistance Program (SFF) Program #2 First-time homebuyer moderate income limits	Junior to any acceptable CalHFA or non CalHFA mortgage loan	Forgivable after 5 years	Yes	Statewide	N/A	*When combined with a FHA first mortgage use the FHA Income Limits for subordinate financing *When combined with a Conventional/USDA/VA first mortgage use HCD Moderate Income limits	Full rebate of eligible School Facility Fees paid by builder/developer	N/A	Full rebate of eligible School Facility Fees paid by builder/developer	N/A	N/A	None	N/A	AHPP ³ CHDAP	None	

1 To View a list of Federally Designated Targeted Areas visit www.calhfa.ca.gov/homeownership/fdta/index.htm
2 To view the income and sales price limits visit www.calhfa.ca.gov/homeownership/limits/
3 For a list of approved programs visit CalHFA's AHPP List at www.calhfa.ca.gov/apps/ahpp/
4 See CHDAP program handbook for acceptable DU options

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.