

The **CalPLUS FHA program** is an FHA-insured loan featuring a CalHFA fixed interest rate first mortgage. This fixed interest rate first mortgage is fully amortized for a 30-year term and is combined with a CalHFA FHA Zero Interest Program (ZIP) for down payment and/or closing cost assistance.

The FHA ZIP second loan is only available with CalPLUS FHA and is a silent second loan for 3.5% of the first mortgage total loan amount (including Up Front Mortgage Insurance Premium [UFMIP]). The interest rate is zero percent (0.00%) and the payment is deferred for the life of the first mortgage or until the property is transferred or the first mortgage loan is refinanced. For eligible first-time homebuyers, the ZIP will be increased by an additional \$6,500 (ZIP Extra).

This program can also be combined with the California Homebuyer Downpayment Assistance Program (CHDAP).

**Term:** Up to 30 year fixed rate

**LTV and CLTV:** Follow FHA first mortgage underwriting guidelines for the maximum Loan-to-Value (LTV)  
The maximum Combined Loan-to-Value (CLTV) cannot exceed 105%

**Maximum Loan Amount:** The maximum first-mortgage loan amount (excluding UFMIP) cannot exceed FHA loan limits for the county in which the property is located.  
First mortgages in which the total loan amount exceeds \$417,000 (including Upfront Mortgage Insurance Premium) will be subject to an additional fee. See [CalHFA rate sheet](#) for applicable fees.

The ZIP loan amount for non-first-time homebuyers is 3.5% of the first mortgage total loan amount (including financed UFMIP), not to exceed the FHA minimum required investment

*Example:* \$200,000 loan amount = \$7,000 ZIP

The ZIP Extra loan amount for first-time homebuyers is 3.50% of the CalPLUS FHA first mortgage loan amount plus \$6,500

*Example:* \$200,000 loan amount = \$13,500 ZIP Extra (3% + \$6,500)

**Borrower Eligibility:**

Available for both first-time homebuyer(s) or non-first-time homebuyer(s)

- At the time of loan closing, all borrowers may not have an ownership interest in any residential dwelling (The current homeownership requirement will be waived when the borrower(s) meet CalHFA's definition of a first-time homebuyer)
  - a manufactured home regardless of the type of property ownership, is considered a residential dwelling for this purpose

Borrower(s) must:

- Meet [CalHFA income limits](#) for this loan program
- Occupy the property as their primary residence
- Be a U.S. citizen, permanent resident alien, or qualified alien
- Complete Homebuyer Education course
- Non-occupant co-borrowers are not allowed
- Non-occupant co-signers are allowed per FHA guidelines

**Minimum Credit Score:**

Minimum 640 credit score (660 minimum credit score for manufactured housing)

When multiple CalHFA loan programs are used in combination, the most restrictive guidelines will apply.

**Maximum Total Debt-to-Income Ratio:**

Maximum 45.00% total debt-to-income ratio regardless of Automated Underwriting System (AUS) findings or compensating factors

**Property Eligibility:**

- Sales price of the home cannot exceed [CalHFA's sales price limits](#) established for the county in which the property is located
- Be a single-family, one-unit residence, including PUDs or approved condominium
- Manufactured home must be on a permanent foundation and follow all FHA guidelines; in addition, a minimum credit score of 660 is required

Additional Property Guidelines

- Condominiums must be FHA approved
- Leasehold / Land Trusts and Co-ops are not permitted
- Borrower may not have an ownership interest in any other residential dwelling at the time of loan closing
  - Exception if borrower(s) meet CalHFA definition of a first-time homebuyer

## CalPLUS FHA Program

- Energy Efficient Mortgage (EEM):** FHA's Energy Efficient Mortgage (EEM) program is allowed
- Follow [FHA EEM guidelines](#)
- Seller Concessions / Contributions:** Concessions/contributions as per FHA guidelines except the following:
- Payment of condominium fees
  - Personal property
  - Down payment assistance
- Homebuyer Education:** Homebuyer Education is required for one occupying borrower on the loan.
- Online Homebuyer Education through [EHome™](#)
- Face-to-Face Homebuyer Education through [NeighborWorks America](#) or through one of the [HUD approved Housing Counseling Agencies](#)
- Participating Lenders:**
- Lenders must be [CalHFA approved](#), US Bank approved and FHA approved

*Note: When multiple CalHFA loan programs are used in combination, the most restrictive guidelines will apply.*