

The **Extra Credit Teacher Home Purchase Program (ECTP)** is a deferred payment, simple interest rate subordinate loan. This program is for teachers, administrators, school district employees and staff members working for any California K-12 public school, which includes Charter schools and county/continuation schools.

The ECTP loans are available at an amount not to exceed the greater of \$7,500 or 3.5% of the sales price, or in [CalHFA-defined high cost areas](#) an amount not to exceed the greater of \$15,000 or 3.5% of the sales price.

ECTP can be used for down payment assistance and/or closing costs with an eligible CalHFA first mortgage loan.

This program may be combined with other Fannie Mae Community Seconds, FHA-approved subordinate loans or grants (with the exception of MyHome) to help in the purchase of the home.

- Term:** The term of ECTP matches the term of the CalHFA first mortgage not to exceed 30 years
- LTV and CLTV:** LTV: Follow the applicable CalHFA first mortgage underwriting guidelines
CLTV: Maximum Combined Loan-to-Value (CLTV) cannot exceed 105%
- Maximum Loan Amount:** The ECTP second mortgage loan amount cannot exceed the greater of \$7,500 or 3.50% of the sales price. In CalHFA-defined high cost areas the ECTP second mortgage cannot exceed the greater of \$15,000 or 3.5% of the sales price.
- Borrower Eligibility:** Borrower(s) must:
- Be a first-time homebuyer(s)
 - Meet published CalHFA ECTP income limits
 - › [Income limits with Conventional](#)
 - › [Income limits with FHA](#)
 - Occupy the property as their primary residence
 - Be a U.S. citizen, permanent resident alien, or qualified alien
 - Be currently employed in a California K-12 public school, Charter school, County/Continuation school or its school district.
 - Complete an approved homebuyer education course
 - Meet the requirements of the first mortgage insurer/guarantor
 - Non-occupant co-signers
 - › Are allowed with an FHA first per FHA guidelines
 - › Are not allowed with a Conventional first
 - Non-occupant co-borrowers are not allowed

This summary is valid for loans rate locked on 11/1/16

EXTRA CREDIT TEACHER HOME PURCHASE PROGRAM (ECTP)

Minimum Credit Score:

- Minimum 640 credit score; follow the guidelines in the applicable CalHFA first mortgage loan program handbook for minimum credit score requirements
- 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. Follow the guidelines in the applicable CalHFA first mortgage loan program handbook for maximum Debt-to-Income ratio requirements.
- Manual Underwriting is only permitted with FHA insured first mortgage loan programs.

Property Eligibility:

Follow the applicable CalHFA first mortgage loan program handbook guidelines for home warranty, condominium requirements and other property-related items.

Participating Lenders:

Lenders must be [CalHFA approved](#)