



Homeownership Program Bulletin

August 8, 2008

Program Bulletin #2008-26

To: CalHFA Approved Lenders

REDUCED INTEREST RATES Effective August 8, 2008

California Housing Finance Agency is pleased to announce a reduction in interest rates on the selected programs below. Additionally, we now have separate rates for Government insured/guaranteed loan products (FHA, VA and/or USDA) and CalHFA Conventional loans.

Effective August 8, 2008, the interest rates offered by CalHFA will change according to the attached Interest Rate Schedule. This Bulletin supersedes all other interest rate Program Bulletins.

The interest rates for the following first mortgage programs will **decrease** ↓

- 40-Year Fixed Mortgage
- 30-Year Fixed Mortgage - (*Moderate and Low Income*)
- 30-Year Fixed Mortgage - Nonprofits & Affordable Housing Partnership Program (AHPP) - *Low Income Only*
- 30-Year Fixed Mortgage - Extra Credit Teacher Program (ECTP)

The attached interest rates are applicable to all loan reservations and forward commitment requests received by the Agency after 12:01 a.m. on August 8, 2008.

For questions about this bulletin, contact CalHFA Homeownership Programs by phone 916.324.8088; by fax 916.324.6589; by email at homeownership@calhfa.ca.gov and you can always visit CalHFA's web site at: www.calhfa.ca.gov

Unless otherwise directed, please send all loan files and documents to:
CalHFA Homeownership Programs
1121 L Street, 7th Floor
Sacramento, CA 95814

California Housing Finance Agency INTEREST RATE SCHEDULE Effective August 8, 2008	Conventional Interest Rate¹	Government Interest Rate¹
FIRST MORTGAGE FIXED RATE LOAN PROGRAMS		
35-Year Fixed Mortgage		
<i>interest only PLUSSM</i> (loan amounts of \$450,000 or less)	7.000%	n/a
<i>interest only PLUSSM</i> (loan amounts in excess of \$450,000)	7.375%	n/a
40-Year Fixed Mortgage		
Self Help Builder Assistance Program (SHBAP) ³ – <i>Low Income Only</i>	3.250%	n/a
30-Year Fixed Mortgage		
Moderate Income	6.750%	6.625%
Low Income ²	6.250%	6.125%
Nonprofits ³ & Affordable Housing Partnership Program (AHPP) – <i>Low Income Only</i>	6.250%	6.125%
Extra Credit Teacher Program (ECTP)	6.250%	6.125%
HomeChoice Program	4.000%	n/a
Self Help Builder Assistance Program (SHBAP) ³ – <i>Low Income Only</i>	3.000%	n/a
DOWN PAYMENT ASSISTANCE PROGRAMS		
<i>Term matches term of first mortgage (30, 35 or 40 year terms)</i>		
High Cost Area Home Purchase Assistance Program (HiCAP) ⁴	7.000%	
CalHFA Housing Assistance Program (CHAP) ⁵	7.000%	
California Homebuyer's Downpayment Assistance Program (CHDAP)	3.250%	
Extra Credit Teacher Program (ECTP)	5.250%	

¹The interest rates are those in effect on the date shown. The down payment assistance loan interest rates are calculated as simple interest per annum. However, all of the rates shown are subject to change without notice. CalHFA does not lend money directly to consumers. CalHFA works through and uses approved private lenders to qualify consumers and to make all mortgage loans. The fees consumers pay could be different depending on the lender and the program.

²Lenders who obtain a reduced interest rate reservation for low income applicants who are subsequently determined to have an annual income that exceeds the low income limit will be offered the interest rate for moderate income families, assuming they meet CalHFA's moderate income limits.

³Rates quoted for Nonprofit and/or SHBAP developers are offered only through the BLOCK Program. Nonprofit and/or SHBAP developers may use 180-day locks; however, the interest rate will be set at the rate available at time of lock.

⁴Eligible counties for the HiCAP program are Alameda, Contra Costa, Los Angeles (except Palmdale/Lancaster areas), Marin, Monterey, Napa, Orange, San Benito, San Francisco, San Luis Obispo, San Mateo, Santa Barbara, Santa Cruz, Solano, Sonoma and Ventura counties.

⁵Eligible counties for the CHAP program are Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Palmdale/Lancaster Areas of Los Angeles, Madera, Mariposa, Mendocino, Merced, Modoc, Mono, Nevada, Placer, Plumas, Riverside, Sacramento, San Bernardino, San Diego, San Joaquin, Santa Clara, Shasta, Sierra, Siskiyou, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo, and Yuba.

Re-reservation (Relock) Fee Policy: CalHFA will allow re-reservation (relock) on 90- or 180-day locks. However, canceling a previously issued reservation locked at a higher rate and then relocked at a lower current established rate will result in a 1% re-reservation fee.

Late Delivery Fee: 1% penalty will be collected against loans delivered within the 30-day grace period for the 90-day lock for resale, 180-day lock on new construction, or the BLOCK Program. Nonprofit and/or SHBAP developers using the BLOCK Program are assessed only 0.50% late delivery fee.

BUILDER/DEVELOPER NEW CONSTRUCTION FORWARD COMMITMENT TERMS AND FEES					
Developer Type	180-Day Lock	6-Month Lock	9-Month Lock	12-Month Lock	18-Month Lock
	SL¹	BLOCK²	BLOCK²	BLOCK²	BLOCK²
For-Profit	No Fee	0.50% (at Discount)	1.50% (0.75% Cash Up; 0.75% at Discount)	2.00% (1.00% Cash Up; 1.00% at Discount)	Not Offered
Nonprofit³	No Fee	Not Offered	Not Offered	1.00% (0.50% Cash Up; 0.50% at Discount)	1.50% (0.75% Cash Up; 0.75% at Discount)
Mutual Self-Help Nonprofit⁴	Not Offered	Not Offered	Not Offered	1.00% (0.25% Cash Up; 0.75% at Discount)	1.50% (0.25% Cash Up; 1.25% at Discount)

¹ Single Loan (SL) reservation for an individual borrower household for a new home at a specific address.

² Builder-Lock (BLOCK) – Forward Commitments (FC) for a pool of funds available through a CalHFA Approved Lender to a developer to market homes to first-time buyers in new subdivisions. BLOCK Forward Commitments cannot be used to reserve an IOP Loan.

³ Nonprofit 501 (c)(3) developer for low-income first-time buyers.

⁴ Mutual Self-Help 501 (c)(3) developer utilizing the mutual self-help method of construction for low-income first-time buyers.