



Single Family Lending Program Bulletin

June 17, 2019

Program Bulletin #2019-14

To: CalHFA Approved Lenders

CalHFA Launches New CalHFA USDA Loan Program

CalHFA is pleased to announce a new loan program starting September 5, 2019. The CalHFA USDA Rural Development Loan Program is a USDA Guaranteed first mortgage loan program, which can be combined with the MyHome Assistance Program (MyHome) or the School Teacher and Employee Assistance Program (School Program). The MyHome and School Program can be used for down payment and closing cost assistance and are for first-time homebuyers only.

The USDA loan does have its own income limit and rural area restriction overlays. USDA income limits may be more restrictive than CalHFA's income limits. The more restrictive limit applies.

Lenders can find eligible income limits and eligible California rural areas by clicking on the following links:

[USDA Income Limit Eligibility Look Up Tool](#)

[USDA Rural Area Look Up Tool](#)

Program Highlights:

- LTV: Up to 100% per USDA underwriting requirements
- CLTV: 105%
- Minimum Credit Score: 640
- Underwriting: Guaranteed Underwriting System (GUS) "Accept/Eligible" only
Manual underwriting is not permitted
Non-traditional credit is not permitted
- Maximum DTI: 45%
- Homebuyer Education: Required for one occupying first-time homebuyer.

The CalHFA USDA Loan Program Handbook will be available on our website September 2, 2019 with all program details.

For questions about this bulletin, contact CalHFA Single Family Lending Division by phone 916.326.8033 or by email at SFLending@calhfa.ca.gov. Plus you can always visit CalHFA's website at: www.calhfa.ca.gov or Single Family Lending directly at: www.calhfa.ca.gov/homeownership.