

CalHFA Government Loan Programs Matrix

	Program Name	Max Loan Amount ¹	Loan Type	Property Type	AUS Requirement	DTI	Credit Score	First Time Homebuyer	Homebuyer Education Required	1 – Year Home Warranty Requirement	Layering Capabilities	Lien Position	LTV / CLTV	Allowable Lender Fees
Government First Mortgage Programs	CalHFA FHA Loan Program	FHA loan limits	203b, or 203k limited with or without EEM	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	660	Yes	Yes	Yes	FHA Approved Seconds/MyHome	1st	96.5% / 105%	3% or \$3,000 whichever is greater
					No	No		No	FHA Approved Seconds					
				SFR and Condos	Manual Underwriting	43.00%	660	Yes	Yes	Yes	FHA Approved Seconds/MyHome			
					No	No		No	FHA Approved Seconds					
				Manufactured Homes	DU approve/eligible or LPA Accept	45.00%	660	Yes	Yes	Yes	FHA Approved Seconds/MyHome			
					No	No		No	FHA Approved Seconds					
	FHA loan limits	HUD 184	SFR, Condos or Manufactured Homes	Manual underwriting is required	45.00%	660	No	No	N/A	FHA Approved Seconds/MyHome	1st	97.75% / 100%	3% or \$3,000 whichever is greater	
	FHA loan limits	203(h)	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	660	Yes	Yes	Yes	FHA Approved Seconds/MyHome	1st	100% / 105%	3% or \$3,000 whichever is greater	
	No	No	No											
	CalPLUS SM FHA Loan Program (used exclusively with ZIP)	FHA loan limits	203b, or 203k limited with or without EEM	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	660	Yes	Yes	Yes	ZIP (mandatory), FHA Approved Seconds, or MyHome	1st	96.5% / 105%	3% or \$3,000 whichever is greater
SFR and Condos					Manual Underwriting	43.00%								
Manufactured Homes					DU approve/eligible or LPA Accept	45.00%								
Zero Interest Program (ZIP) (used exclusively with CalPLUS SM)	2% or 3% of the total loan amount ²	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	CalPLUS SM FHA (mandatory), FHA Approved Seconds, or MyHome	3rd ³	N/A	\$50 fee
CalHFA VA Loan Program	VA loan limits	VA Guaranteed Loan	SFR and Condos	DU approve/eligible or LPA accept	45.00%	660	Yes	Yes	Yes	VA Approved Seconds/MyHome	1st	100% / 105%	3% or \$3,000 whichever is greater or VA maximum fee requirements	
							No	No	N/A	VA Approved Seconds				
CalHFA USDA Loan Program	USDA loan limits	USDA Guaranteed Loan	SFR and Condos	GUS Accept / Eligible	45.00%	660	Yes	Yes	Yes	USDA Approved Seconds/MyHome	1st	100% / 105%	3% or \$3,000 whichever is greater	
							No	No	N/A	USDA Approved Seconds				
	USDA loan limits	USDA Guaranteed Loan	Manufactured Home (First Owner)	GUS Accept / Eligible	45.00%	660	Yes	Yes	Yes	USDA Approved Seconds/MyHome	1st	100% / 105%	3% or \$3,000 whichever is greater	
							No	No	N/A	USDA Approved Seconds				
Subordinate Mortgage	MyHome Assistance Program (MyHome)	FHA = lessor of 3.5% or \$15,000 ⁴ USDA = lessor of 3% or \$15,000 ⁴ VA = 3%	N/A	N/A	N/A	N/A	N/A	Yes	Yes	N/A	Must be combined with a CalHFA first mortgage	2nd	N/A	Max \$250 Fee

- 1 First Mortgages in which the base loan amount exceeds \$548,250 are considered a High Balance Loan and are subject to an additional fee. See rate sheet for pricing.
- 2 ZIP Must be used for closing costs and prepaid items only. Any funds due to the borrower from ZIP financing must be applied to ZIP principal reduction.
- 3 If MyHome is not used in Conjunction with a CalPLUSSM then ZIP must be in 2nd position
- 4 Max MyHome loan amount is \$15,000 unless the borrower is a school or fire department employee or is buying a property that is new construction, a CalHFA VA loan, a manufactured home, or an SFR with an ADU

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. CalHFA Income & Sales Price limits apply.