

CalHFA Government Loan Programs Matrix

	Program Name	Property Type	Loan Type	Credit Score	DTI	AUS Requirement	First Time Homebuyer	Homebuyer Education Required	1 – Year Home Warranty Requirement	Layering Capabilities	Lien Position	LTV / CLTV	Allowable Lender Fees	Max Loan Amount ¹	
Government First Mortgage Programs	CalHFA FHA Loan Program	SFR and Condos	203b, or 203k limited with or without EEM	660	45.00%	DU approve/eligible or LPA accept	Yes	Yes	Yes	FHA Approved Seconds; MyHome or School Program	1st	96.5% / 105%	3% or \$3,000 whichever is greater	FHA loan limits	
		43.00%			Manual Underwriting Allowed										
		Manufactured Homes ²		660	45.00%	DU approve/eligible or LPA accept	No	No	N/A	FHA Approved Seconds					
		SFR and Condos			43.00%	Manual Underwriting Allowed									
		Manufactured Homes ²		660	45.00%	DU approve/eligible or LPA accept	No	No	N/A	FHA Approved Seconds; MyHome or School Program					
		SFR, Condos or Manufactured Homes ²		HUD 184	Per HUD Approval	Manual underwriting is required									
	CalPLUS SM FHA Loan Program (used exclusively with ZIP)	SFR and Condos	203b, or 203k limited with or without EEM	660	45.00%	DU approve/eligible or LPA accept	Yes	Yes	Yes	ZIP (mandatory), FHA Approved Seconds; MyHome or School Program	1st	96.5% / 105%	3% or \$3,000 whichever is greater	FHA loan limits	
		Manufactured Homes ²			43.00%	Manual Underwriting Allowed									
	Zero Interest Program (ZIP) (used exclusively with CalPlus SM)	N/A	N/A	N/A	N/A	N/A	N/A	Yes	Yes	Yes	CalPLUS SM FHA (mandatory), FHA Approved Seconds; MyHome or School Program	3rd ³	N/A	\$50 fee	2% or 3% of the total loan amount ⁴
	CalHFA VA Loan Program	SFR and Condos	VA Guaranteed Loan	660	45%	DU approve/eligible or LPA accept	Yes	Yes	Yes	VA Approved Seconds; MyHome or School Program	1st	100% / 105%	3% or \$3,000 whichever is greater or VA maximum fee requirements	VA loan limits	
							No	No	N/A	VA Approved Seconds					
	CalHFA USDA Loan Program	SFR and Condos	USDA Guaranteed Loan	660	45%	GUS Accept / Eligible	Yes	Yes	Yes	USDA Approved Seconds; MyHome or School Program	1st	100% / 105%	3% or \$3,000 whichever is greater	USDA loan limits	
No							No	N/A	USDA Approved Seconds						
Manufactured Home (First Owner) ²		USDA Guaranteed Loan	660	45%	GUS Accept / Eligible	Yes	Yes	Yes	USDA Approved Seconds; MyHome or School Program	1st	100% / 105%	3% or \$3,000 whichever is greater	USDA loan limits		
						No	No	N/A	USDA Approved Seconds						
Subordinate Loan Program	MyHome Assistance Program (MyHome)	N/A	N/A	N/A	N/A	N/A	Yes	Yes	N/A	Can be combined with any CalHFA first mortgage, FHA Approved second. Can't be combined with School Program	2nd	N/A	Max \$250 Fee	Max 3.5% of sales price or appraised value, whichever is less	
	School Teacher & Employee Assistance Program (School Program)	N/A	N/A	N/A	N/A	N/A	Yes	Yes	N/A	Can be combined with any CalHFA first mortgage, FHA Approved second Can't be combined with MyHome	2nd	N/A	Max \$250 Fee	Max 4% of sales price or appraised value, whichever is less	

1 First Mortgages in which the base loan amount exceeds \$484,350 are considered a High Balance Loan and are subject to an additional fee. See rate sheet for pricing.

2 Singlewide Manufactured Homes are not permitted

3 If MyHome or School Program is not used in Conjunction with a CalPLUSSM then ZIP must be in 2nd position

4 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.

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.