

CalHFA Government Loan Programs Matrix

	Program Name	Max Loan Amount ¹	Property Type	AUS Requirement	Loan Type	Credit Score	DTI	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	SFR and Condos	DU, LPA and Manual Underwriting Allowed	203b, or 203k limited with or without EEM	660	43.00%	Yes	Yes	Yes	FHA Approved Seconds/ MyHome	1st	96.5% / 105%	3% or \$3,000 whichever is greater			
			Manufactured Homes	DU approve/eligible or LPA accept				No	No	N/A	FHA Approved Seconds						
		FHA loan limits	SFR and Condos	DU, LPA and Manual Underwriting Allowed				HUD 184	660	Per HUD Approval	No				No	N/A	FHA Approved Seconds/ MyHome
			Manufactured Homes	DU approve/eligible or LPA accept													
	CalPLUS SM FHA Loan Program (used exclusively with ZIP)	FHA loan limits	SFR and Condos	DU, LPA & Manual Underwriting Allowed	203b, or 203k limited with or without EEM	660	43.00%	Yes	Yes	Yes	ZIP (mandatory), FHA Approved Seconds, or MyHome	1st	96.5% / 105%	3% or \$3,000 whichever is greater			
			Manufactured Homes	DU approve/eligible or LPA accept													
	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	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	SFR and Condos	DU approve/eligible or LPA accept	VA Guaranteed Loan	660	43.00%	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	SFR and Condos	GUS Accept / Eligible	USDA Guaranteed Loan	660	43.00%	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		Manufactured Home (First Owner)	GUS Accept / Eligible	USDA Guaranteed Loan	660	43.00%	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 \$10,000 ⁴ USDA = lessor of 3% or \$10,000 ⁴ VA = 3%	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.	2nd	N/A	Max \$250 Fee			

1 First Mortgages in which the base loan amount exceeds \$510,400 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 \$10,000 unless the borrower is a school or fire department employee or is buying a property that is new construction, 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.