

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 | Manual underwriting is not allowed | 45.00% | 660 | No | No | N/A | FHA Approved Seconds/MyHome | 1st | 100% / 105% | 3% or \$3,000 whichever is greater | |
| | 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 | | | | | | | | |
| 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 \$11,000 ⁴ USDA = lessor of 3% or \$11,000 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 \$11,000 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.