

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 county loan limits	203b, or 203k limited with or without EEM	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	640	Yes	Yes	Yes	FHA Approved Seconds/MyHome	1st	96.5% / 105%	3% or \$3,000 whichever is greater
				SFR and Condos	Manual Underwriting	43.00%	660	No	No	No	FHA Approved Seconds			
				SFR and Condos	Manual Underwriting	43.00%	660	Yes	Yes	Yes	FHA Approved Seconds/MyHome			
				Manufactured Homes	DU approve/eligible or LPA Accept	45.00%	660	No	No	No	FHA Approved Seconds			
		FHA county 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 county loan limits	203(h)	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	640	Yes	Yes	Yes	FHA Approved Seconds/MyHome	1st	100% / 105%	3% or \$3,000 whichever is greater
		FHA county loan limits	203b, or 203k limited with or without EEM	SFR and Condos	DU approve/eligible or LPA Accept	45.00%	640	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%	660								
	Manufactured Homes	DU approve/eligible or LPA Accept		45.00%	660									
	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	\$970,800	VA Guaranteed Loan	SFR and Condos	DU approve/eligible or LPA accept	45.00%	640	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%	640	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 \$647,200 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 limits apply.