

## CalHFA Government Loan Programs Matrix

|  | Program Name   | Max Loan Amount <sup>1</sup>   | 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   |                  |   |                                    |
|  |  |  |   | SFR and Condos                    | Manual Underwriting               | 43.00% | 660          | No                   | No                           | No                               | FHA Approved Seconds   |                  |   |                                    |
|  |  |  |   | Manufactured Homes                | DU approve/eligible or LPA Accept | 45.00% | 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     | 1 <sup>st</sup>  | 100% / 105%      | 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    | No           | No                   | No                           |                                  |  |                  |   |                                    |
|  | CalPLUS <sup>SM</sup> FHA Loan Program (used exclusively with ZIP) | 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 <sup>SM</sup> ) | 2% or 3% of the total loan amount <sup>2</sup>                     | N/A  | N/A                                       | N/A                               | N/A                               | N/A    | N/A          | Yes                  | Yes                          | Yes                              | CalPLUS <sup>SM</sup> FHA (mandatory), FHA Approved Seconds, or MyHome                       | 3rd <sup>3</sup> | 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 =3.5%<br>USDA/VA = 3% of appraised value/sales price whichever is less | 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                      |
|  | Forgivable Equity Builder Loan <sup>4</sup>                        | 10% of the appraised value/sales price whichever is less                   | N/A                                       | N/A                               | N/A                               | N/A    | N/A          | Yes                  | Yes                          | N/A                              | Must be combined with a CalHFA FHAVA/USDA. Can't be combined with CalPLUS with ZIP or MyHome | 2nd              | N/A   | Max \$50 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 CalPLUS<sup>SM</sup> then ZIP must be in 2nd position  
 4 Only available for income that is <80% AMI per [Fannie Mae Lookup Tool](#)

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.