

For CalHFA loans rate locked on or before 06/12/2022

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			
				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 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 st	100% / 105%	3% or \$3,000 whichever is greater
								No	No	No				
	CalPLUS SM 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 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 =3.5% 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 ⁴	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 CalPLUSSM 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.

Updated: 4/4/2022