

For CalHFA loans rate locked on or before 11/30/2022

## 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
						50.00%	700				FHA Approved Seconds			
						45.00%	640	No	No	No	FHA Approved Seconds			
						50.00%	700				FHA Approved Seconds/ MyHome			
				SFR and Condos	Manual Underwriting	43.00%	660	Yes	Yes	Yes	FHA Approved Seconds/ MyHome			
								No	No	No	FHA Approved Seconds			
								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	43.00%	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
						50.00%	700							
	45.00%					640	No	No	No					
	50.00%					700								
	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	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
						50.00%	700				VA Approved Seconds			
						45.00%	640	No	No	N/A				
						50.00%	700							
	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
						50.00%	700				USDA Approved Seconds			
						45.00%	640	No	No	N/A				
						50.00%	700							
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 <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	CLTV must be between 80-105%	Max \$50 Fee

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> If MyHome is not used in Conjunction with a CalPLUS<sup>SM</sup> then ZIP must be in 2nd position

<sup>4</sup> 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: 7/11/2022