

For CalHFA loans rate locked on or before 12/31/2022

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 | | | | | |
| | | | | | | 50.00% | 700 | | | | FHA Approved Seconds | | | | | | | | |
| | | | | | | SFR and Condos | Manual Underwriting | 43.00% | 660 | 45.00% | 640 | | | | Yes | Yes | Yes | FHA Approved Seconds/ MyHome | |
| | | | | | | | | | | 50.00% | 700 | | | | | | | 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 | 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 st | 100% / 105% | 3% or \$3,000 whichever is greater |
| | | 50.00% | 700 | | | | | | | | | | | | | | | | |
| | | 45.00% | 640 | | | | | No | No | No | | | | | | | | | |
| | | 50.00% | 700 | | | | | | | | | | | | | | | | |
| | | 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 | 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 | | | | | |
| | | | | | | 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 | | | | | |

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

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: 12/1/2022