For CalHFA loans rate locked on or before 12/31/2025

CalHFA Refinance Loan Programs Matrix

Program Name	Max Loan Amount	Loan Type	AUS Requirement	Property Type	Credit Score[3]	Max DTI	LTV	Current CalHFA Borrower Required	Resubordination Allowed	Income Limits Required	Allowable Lender Fees
CalHFA Conventional Refinance[1]	Conforming Loan Limits[2]	HFA Preferred Limited Cash Out	DU approve/eligible only No Manual Underwriting allowed	SFR and Condo	680	45.00%	97%	No	No	Yes	3% or $3,000 whichever is greater
					700	50.00%					
					680	45.00%					
					700	50.00%					
				Manufactured Home - MH Advantage	680	45.00%	97%				
				Manufactured Home - Standard MH	680	45.00%	95%				
CalHFA DFA Refinance[1]	Conforming Loan Limits[2]	HFA Preferred Limited Cash Out	DU approve/eligible only No Manual Underwriting allowed	SFR and Condo	680	45.00%	97%	Yes	Yes, per the • DFA Resubordination Policy • DFA Resubordination Submission Checklist	Yes	3% or $3,000 whichever is greater
					700	50.00%					
				Manufactured Home - MH Advantage	680	45.00%	97%				
				Manufactured Home - Standard MH	680	45.00%	95%				
CalHFA FHA Refinance[4]	FHA County Loan Limits	FHA Rate & Term, Simple, or Streamline	DU approve/eligible or LPA Accept	SFR and Condo	640	45.00%	Follow FHA Guidelines	No	No	Yes	3% or $3,000 whichever is greater
					700	50.00%					
			Manual Underwriting	SFR and Condo	660	43.00%					
			DU approve/eligible or LPA Accept	Manufactured Home	660	45.00%					

1 Lower Interest rates and Mortgage Insurance Coverage Requirements are available for borrowers that meet Fannie Mae's HomeReady <80% AMI income limit on Conventional and DFA refinance.
2 First Mortgages in which the total loan amount exceeds $806,500 are considered a Conventional High Balance Loan and limited to 95% LTV on Conventional and DFA refinance and are subject to an additional fee. See rate sheet for pricing.
3 Fannie Mae's Low Income (LI) rate has a minimum credit score is 660 on Conventional and DFA refinance.
4 FHA refinance loans with a base loan amount that exceeds $806,500 is considered a High Balance Loan and are subject to an additional fee. See rate sheet for pricing.

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.

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