



CALIFORNIA HOUSING FINANCE AGENCY

MyHome Assistance Program

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Program Summary

The MyHome Assistance Program (MyHome) is a deferred payment, simple interest rate subordinate loan that may only be used with a CalHFA first mortgage. Your low to moderate income first-time homebuyer can use this loan for down payment and/or closing cost assistance. The MyHome loan provides up to 3.50% of the sales price or appraised value of the property, whichever is less, and must be recorded in second lien position.

CalHFA allows qualified homebuyers to layer other down payment assistance loans or grants to maximize affordability (with the exception of the School Program).

Participating Lenders

This program is only available through a [CalHFA-approved lender](#).

Brokers must work through a [CalHFA-approved wholesale lender](#) to process your CalHFA loan.

Eligible buyers

This program is for first-time homebuyers purchasing an owner-occupied property anywhere in California.

Eligibility

Borrower Requirements

Each borrower must:

- Be a first-time homebuyer; unless the borrower has been affected by a California natural disaster as described below
 - › Borrowers affected by natural disasters in California. To be eligible for CalHFA Financing:
 - » Previous property must be located in an area declared as a Major Disaster and posted on the Federal Emergency Management Agency (FEMA) website
 - » Previous property must have been the borrower's primary residence
 - » Previous property must have been destroyed or declared uninhabitable with supporting documentation supplied from either (i) the insurance company or (ii) the local government jurisdiction
 - » Borrowers affected by a declared Major Disaster are eligible to purchase a new home using CalHFA loan programs within three (3) years of that Major Disaster's declaration date
- Be either a citizen or other National of the United States, or a "Qualified Alien" as defined at 8 U.S.C § 1641

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Eligibility (cont.)

- Meet credit, income and loan requirements of CalHFA's first mortgage loan program, the CalHFA-approved lender and the mortgage insurer/guarantor

Homebuyer Education

Homebuyer Education is required. Please refer to the [CalHFA first mortgage program handbook](#) for full details.

First-Time Homebuyer Definition

To qualify for the MyHome loan program, all borrowers, including co-borrowers must reside in the home and meet the definition of a first-time homebuyer.

For CalHFA purposes a first-time homebuyer is a borrower who has not had an ownership interest in any principal residence during the previous three years; unless the borrower has been affected by a natural disaster in California as described above.

Owner Occupancy

- All borrowers must occupy the property as their primary residence within sixty (60) days of closing

- Non-occupant co-borrowers are not allowed
- Non-occupant co-signors are not allowed on CalHFA Conventional nor CalPLUS Conventional first mortgages
- Non-occupant co-signors are allowed on CalHFA FHA, CalPLUS FHA, Cal-EEM + Grant or CalHFA VA per FHA/VA first mortgage guidelines and cannot occupy the property, be on the purchase agreement, be on title or have a vested interest in the property

Property Requirements

Property must meet the requirements of the applicable CalHFA first mortgage. Please refer to [CalHFA first mortgage program handbooks](#) for full details.

Income & Sales Price Limits

The following reference materials disclose income and sales price limits by county:

- [Income Limits](#)
- [Sales Price Limits](#)

Underwriting & Compliance

Term

The term of the MyHome matches the term of the CalHFA first mortgage not to exceed thirty (30) years. Payments on MyHome are deferred for the life of the first loan. MyHome is due and payable when certain events occur. See "Repayment" section.

Maximum Loan Amount

Amount not to exceed 3.50% of the sales price or appraised value, whichever is less.

When the applicable government insurer/guarantor requires multiple appraisals, CalHFA will base the MyHome loan amount on the lesser of the sales price or lowest appraised value.

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Underwriting & Compliance (cont.)

LTV and CLTV

Loan-to-Value (LTV) to follow the applicable mortgage insurer/guarantor investor guidelines and the applicable CalHFA first mortgage underwriting guidelines.

Maximum Combined Loan-to-Value (CLTV) cannot exceed 105%.

Income Requirements

Lenders are required to calculate income to qualify borrower(s) for loan approval using investor guidelines. CalHFA will recalculate the borrower's income pursuant to tax compliance. Watch our training videos for assistance with [Income Calculations](#).

Qualifying Income vs. Tax Compliance Income

Qualifying income is the income used by lender to determine that the borrowers have the ability to meet their monthly obligation. Lender will continue to follow guidelines from their internal underwriting, the mortgage insurer, and this program handbook. This income may differ from the income used by CalHFA for tax compliance purposes. All sources of income must be used to determine program compliance income limits.

Maximum Tax Compliance Income Limits

The income of all borrowers cannot exceed the published [CalHFA moderate income limits](#) established for the county in which the property is located.

CalHFA will calculate family income for CalHFA program eligibility. "Family income" is defined as the annualized gross income of a mortgagor, and any other person who is expected to:

1. be liable on the mortgage
2. be vested on title; and
3. live in the residence being financed

Underwriting

- Meet the requirements of the CalHFA first mortgage. Please refer to CalHFA first mortgage program handbook for full details
- MyHome may be combined with other down payment and/or closing cost assistance programs with the exception of School Program, but must accompany a CalHFA first mortgage

Minimum Credit Score & Qualifying Ratios

Follow the guidelines in the applicable CalHFA first mortgage program handbook for minimum credit score requirements and maximum total Debt-to-Income ratio requirements.

Fees

Lender may charge a maximum total processing fee of \$250

Reservations, Delivery Timeframes & Extensions

Reservations:

- Follow the applicable CalHFA first mortgage loan program handbook
- Lender must reserve MyHome with a CalHFA first mortgage using the CalHFA [Mortgage Access System \(MAS\)](#) prior to loan submission. Only lenders with full MAS access may lock the interest rate
 - › All MyHome loans will have the same rate lock, delivery and expiration date as the CalHFA first mortgage loan
 - › Lenders will have the option to float (90 days for existing/resale properties or 120 days for new construction properties) or lock the interest rate for sixty (60) days for both existing/resale properties and new construction properties

Delivery Timeframes:

- Subordinate loan files should be submitted to CalHFA concurrently when submitted loans to the master servicer.

- › It is suggested that files are received by the 45th day or earlier, to ensure time to clear conditions and purchase prior to rate lock expiration
- All loans must be approved, closed, delivered and purchased by CalHFA prior to the reservation expiration date

Extensions:

- All loans must be approved, closed, delivered and purchased by CalHFA prior to the reservation expiration date
- Lender must request extension(s) via email (ratelocks@calhfa.ca.gov) from CalHFA's Secondary Marketing Unit prior to expiration of the existing rate lock
- All MyHome loans will automatically be extended when the first mortgage is extended
- Please see the [Rates & Reservation](#) page for full details and FAQs

Repayment

Repayment of the principal and interest on the subordinate loan shall be due and payable at the earliest of the following events:

- Transfer of title
- Sale of the property*
- Payoff of the first loan

- Refinance of the first loan, unless the MyHome is [resubordinated](#)
- The formal filing and recording of a Notice of Default (unless rescinded)

*MyHome loans behind an FHA or VA first mortgage may be assumed or paid off when the first mortgage is assumed.

Loan Submission Forms

Checklist

The lender must upload to CalHFA's [MAS](#) a fully approved loan package per CalHFA's [Loan Submission Checklist](#) for program policy, compliance review and desktop underwriting validation.

Subordinate Loan Submission

The following subordinate loan origination forms will be needed for loan submission to CalHFA:

- [CalHFA Borrower Affidavit \(for non-MRB loans\)](#)
- [Tax Return Affidavit](#)

Post-Closing Loan Delivery & Purchase

- All CalHFA MyHome loans are to be funded, delivered and purchased by CalHFA concurrently with first mortgage
- CalHFA subordinate loan purchase packages are to be sent electronically through [MAS](#)
 - › Use the [Loan Purchase Checklist](#) to ensure you are submitting a complete and accurate package
- Loan documents are to be drawn in the lender's name
 - › Note to be endorsed to CalHFA
 - › MERS Deed of Trust must be assigned to CalHFA
 - » Loans are to be transferred via Mortgage Electronic Registration Systems (MERS)
 - » Register via MERS:
 - Investor: 1000645
California Housing Finance Agency
 - Servicer: 1000645
California Housing Finance Agency

- Loss Payee:

California Housing Finance Agency

Its successor and or assigns
Single Family Servicing – MS 980
500 Capitol Mall, Suite 400
Sacramento, CA 95814

MyHome Lien Position:

The MyHome must be in second lien position.

All CalHFA First Loans

- Notes are to be endorsed to Lakeview Loan Servicing, LLC
- Deed of Trust to be assigned to Lakeview Loan Servicing, LLC
 - › Loans are to be registered via Mortgage Electronic Registration Systems (MERS)
- CalHFA closed loan files are to be sent electronically to the master servicer via the [Lakeview Correspondent Lending website](#) within ten (10) business days
- Logon link will be in the top right section of the website

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Post-Closing Loan Delivery & Purchase (cont.)

- Loss Payee Clause:

LoanCare, LLC
 ISAOA/ATIMA
 PO Box 202049
 Florence, SC 29502-2049

CalHFA MCC Tax Credit Closing Package(s)

- All final Closing Packages for the MCC application and documents should be submitted to the MCC Program Administrator at:

eHousingPlus
 3050 Universal Blvd., Ste. 190
 Weston, FL 33331
 954.217.0817

Loan Purchase Submission Forms

Checklist

Use the [Subordinate Loan Purchase Checklist](#) to ensure you are submitting a complete and accurate package.

Subordinate Post-Closing Loan Delivery & Purchase

The following Subordinate Loan Purchase forms will also be needed for loan submission to CalHFA:

The following Loan Purchase forms will also be needed for loan submission to CalHFA:

Use when combined with CalHFA FHA, CalPLUS FHA, Cal-EEM or CalHFA VA first mortgage programs

- [MyHome \(FHA-VA\) Deed of Trust](#)
- [MyHome \(FHA-VA\) Promissory Note](#)

Use when combined with CalHFA Conventional or CalPLUS Conventional first mortgage programs

- [MyHome \(Conventional only\) Deed of Trust](#)
- [MyHome \(Conventional only\) Promissory Note](#)

Use when combined with all CalHFA first mortgage programs

- [MSV Part II - Subordinate](#)
- [Allonge to CalHFA \(if applicable\)](#)
- [Assignment of Deed of Trust to CalHFA](#)
- [Modification of Permanent Deed of Trust \(if applicable\)](#)
- [MSV Part II - Addendum \(Purchase Submittal and Lender Certification\) \(if applicable\)](#)

Questions

Questions regarding the MyHome loan program should be directed to CalHFA-[approved lenders](#) or CalHFA's Single Family Lending Division at:

California Housing Finance Agency
Single Family Lending – MS 300
P.O. Box 4034
Sacramento, CA 95812-4034
Phone: 877.922.5432
Email: sflending@calhfa.ca.gov

Sales Tools and Marketing Materials

1. [Government Program Matrix](#)
2. [Conventional Program Matrix](#)
3. [Scenario Calculator](#)
4. [Loan Submission, Review and Purchase Flow Chart for Government](#)
5. [Loan Submission, Review and Purchase Flow Chart for Conventional](#)
6. [MyHome Flyer](#)
7. [MyHome Fillable Flyer](#)
8. [MyHome Spanish Flyer](#)
9. [MyHome Spanish Fillable Flyer](#)
10. [Lending Heroes Flyer](#)
11. [Lending Heroes Fillable Flyer](#)
12. [Lending Heroes Spanish Flyer](#)
13. [Lending Heroes Spanish Fillable Flyer](#)
14. [Lending Heroes Korean Flyer](#)
15. [5 Easy Steps to Buying Your First Home Flyer](#)
16. [5 Easy Steps to Buying Your First Home Spanish Flyer](#)
17. [CalHFA and Listing Agents: a Great Team! Flyer](#)
18. [5 Tips for CalHFA Doc Draw and Closing Flyer](#)