

October 29, 2026

ELIGIBLE TERMS	NUMBER OF UNITS	MAX LTV/CLTV/HCLTV	MIN FICO
FHA 30 Yr Fixed FHA 25 Yr Fixed	1-2	96.50% + 3.5% DPA = 100% CLTV 96.50% + 5% DPA = 101.5% CLTV	600
GENERAL PROGRAM REQUIREMENTS			
Available Terms	First Lien 25 Yr and 30 Yr fixed		
	Second Lien (DPA) Repayable 10 Year Amortization		
MIN Loan Amount	None		
MAX Loan Amount	First lien: Conforming and High Balance loan amounts allowed *High Balance - 30 Yr term only		
DPA Options	Up to 3.5% or 5% of the sales price or appraised value		
Occupancy	Primary Residence Only – Borrower must occupy the property within 60 days from closing.		
Loan Purpose	Purchase Only		
Eligible Property Types	SFR	2-Units	PUDs
	Townhomes	FHA Approved Condos (no litigation)	Double wide manufactured homes
Ineligible Property Types	Co-Ops		
SECOND LIEN OPTIONS (DPA)			
Repayable	Repayment required – 2nd lien is not forgivable		
Rate	Note Rate = 1st Lien Rate + 2%		
Payments	Monthly payments required & included in DTI		
Loan Amount	2nd mortgage amount must be rounded UP to the nearest whole dollar		
Due & Payable	Due and payable upon the sale, refinance, or payoff of the first mortgage.		
OTHER PROGRAM REQUIREMENTS			
AUS	<ul style="list-style-type: none">Approve/EligibleManual underwriting permitted w/ 600 MIN FICO and MAX DTI 45% DTI per FHA guidelines		
Income	Use qualifying income from the first lien.		
DTI	Follow FHA Single Family Housing Policy Handbook 4000.1		
MIN FICO	<ul style="list-style-type: none">MIN 600Each borrower must have a MIN of 1 credit score; and meet all of the FHA standards outlined in the FHA Single Family Housing Policy Handbook 4000.1		
Homebuyer Education	At least one occupying borrower must receive housing counseling from a HUD or Fannie Mae/Freddie approved non-profit housing counseling agency HUD Housing Counselors, complete a Homebuyer's Education course from FNMA/FHLMC or any HUD approved provider.		
DPA Funds	<ul style="list-style-type: none">Proceeds may be used for down payment and/or closing costs:Cash back to the borrower from the DPA proceeds not permitted		
FTHB	No restrictions		
Temporary Buydowns	Ineligible First lien: 2/1 Buydown eligible — must meet all FHA requirements. Second lien: Ineligible		
Cancelation Fee	\$400.00		
Program Fees	Fees (1 st Lien only): Administrative Fee \$395 Tax Service Fee \$75 Flood Certificate Fee \$5.00		
2 nd Lien	Broker Fees/ Lender Fees not permitted		
Ineligible States	AK, DC, HI, MO, NE, NY, RI, WA		


 500 East Park Avenue,
 Suite 900, Orem, Utah 84097


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