



Home *Flex* FHA

PO

Description:	A fixed rate, fully amortizing mortgage insured by FHA and originated by approved Participating Originators
Term:	30 years
Interest Rate:	Established daily and published on www.nhhfa.org , www.GoNewHampshireHousing.com
Loan Purpose: Occupancy:	Purchase of a primary residence, or limited cash out refinance Must be owner occupied
Eligible Borrowers:	<ul style="list-style-type: none"> Current income limit as published by New Hampshire Housing Multi family rental income can be used to qualify but not counted towards income limit Non-occupant co-borrowers allowed per FHA check with NHHFA for guidance Non-occupant co-borrower income should be used to qualify but not necessary for compliance WARNING: When combining with an MCC must meet income, purchase price limits and First Time Homebuyer requirements for the MCC program
Eligible Properties Maximum LTV Homebuyer Ed:	<ul style="list-style-type: none"> New or existing 1-4 family primary residence Condos approved by FHA, contact NHHFA to verify or https://entp.hud.gov/idap/html/condlook.cfm Condex approved by FHA and if it has a well and septic we need testing for both along with a hold harmless from the borrower to acknowledge they are responsible for those systems. Manufactured home on its own land and meets all FHA appraisal requirements. Most important is that it MUST be permanently attached to the property. Foundation inspection must confirm meets HUD guidelines for manufactured housing. Water test required for private well, test must include Ecoli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass. Well and septic must be sited on the property being financed and must meet FHA distance requirements (FHA appraiser will look for this) Single units 96.5% 2-4 units 96.5% with homeownership and landlord education Homebuyer Education available @ GoNewHampshireHousing.com
Income, Credit, Asset, Seller contribution Ratio overview:	<ul style="list-style-type: none"> Written VOE's and 1 month paystubs will be required for each borrower Credit score minimum 620 for all borrowers Collections follow FHA Scorecard or NH Housing for guidance Gifts: must be from an acceptable source, gift letter, source of funds verified, and evidence of receipt (complete paper trail required) Seller contribution: max is 6% of sales price Reserves: as per your automated findings Ratio: Max ratio 50%, can be exceeded if they have a FICO of 680 or greater and are approve/eligible Approve/Eligible FHA scorecard needs to be run. Please note: this can be run through DO Borrowers with NO CREDIT Score – please contact NH Housing
Flex Plus:	<ul style="list-style-type: none"> Max 3% of base loan amount to be used towards down payment and/or closing costs When entering a reservation please choose the Flex Plus program When running AUS findings please check gift from "government agency" as down payment type and list the gifts under assets from New Hampshire Housing New Hampshire Housing will process paperwork for the funds to be sent to closing Homebuyer Education is mandatory for this program See Home Flex Plus fact sheet for more details

Homeowners Insurance:	<ul style="list-style-type: none">• Max deductible is the higher of \$1,000 or 1% of face amount of policy, also when allowed by the mortgage insurer we will take into consideration the value of out buildings.• Condo: Must have a master policy. If no walls in coverage and/or deductible is \$5,000 or more an HO6 will be required.• We will escrow for the HO6 only if it is requested by the borrower.
Important:	<ul style="list-style-type: none">• Please note, loans are not able to close in a trust.