

Home Preferred Plus with Cash Assistance – PO

Description:	<ul style="list-style-type: none"> New Hampshire Housing, in conjunction with Fannie Mae, is offering Home Preferred Plus. This program offers up to 97% LTV with low mortgage insurance coverage along with "Cash Assistance" of 3% of base loan amount. This program is ideal for borrowers with limited funds for down payment and closing costs. When running Digital Originator (DO), always pick HFA Preferred. 	
Rate and Term:	<ul style="list-style-type: none"> Established daily and published on www.nhhfa.org 30 years 	
Loan Purpose: Occupancy:	<ul style="list-style-type: none"> Purchase of a primary residence Limited cash out refinance Must be owner occupied Loans cannot be closed in a trust (NHHFA policy) 	
Eligible Borrowers:	<ul style="list-style-type: none"> Borrowers who meets the income and credit score requirements Homebuyer Education is required for all first-time homebuyers; New Hampshire Housing online education acceptable 2-4 units require Landlord and Homebuyer Education Home Preferred Plus / Home Ready rules apply; follow the findings If borrowers currently own property, borrowers will then need to qualify under Home Ready Guidelines Non-borrower title holders acceptable – if allowed by mortgage insurer 	
Eligible Properties:	<ul style="list-style-type: none"> 1-4 family primary residence <ul style="list-style-type: none"> 1-unit max 97% loan-to-value 2-4 unit max 95% loan-to-value Must meet Fannie Mae eligibility on all condos/condex If the condo is not currently in New Hampshire Housing's system, we will need questionnaire Manufactured housing allowed up to 95% LTV on its own land per Fannie Mae guidelines (Double Wide Only) 	
Minimum Cash Investment:	<ul style="list-style-type: none"> One unit: \$0 2-4 unit: 3% (3-4 units are subject to PMI availability) <i>Private mortgage insurance requirements may differ, please check</i> 	
Maximum LTV	<ul style="list-style-type: none"> 97% for 1- units / CLTV 105% with Fannie Mae eligible community seconds 95% for 2-4 units / CLTV 105% with Fannie Mae eligible community seconds 	
Income Limits/ Purchase Price Limits:	<ul style="list-style-type: none"> 80% or less of area Average Median Income <ul style="list-style-type: none"> Use Home Ready Look Up Tool to determine property AMI For all borrowers, occupant and non-occupant, income <u>does</u> have to be added to total for compliance 2-4 unit if using rental income to qualify must be added for compliance No purchase price limit for loan product <i>When combining with the Homebuyer Tax Credit, those program limits must be followed</i> 	
Reserves:	<ul style="list-style-type: none"> As per mortgage insurer 	
Credit / FICO:	<ul style="list-style-type: none"> 620 minimum FICO all borrowers 	
Underwriting/ Ratios:	<ul style="list-style-type: none"> Per DO. When entering DO choose the HFA Preferred option on the community lending screen. DO recommendations of Approve/Eligible are eligible for DO's Limited Waiver of reps and warrants. Qualifying ratios, reserves, and income requirements are determined by DO. 	
Collections:	<ul style="list-style-type: none"> Per DO and insurers requirements 	
Mortgage Insurance:	LTV	Mortgage Insurance
	>95% and <=97%	18%
	>90% and <=95%	16%
	>85% and <=90%	12%
	>80% and <=85%	6%

Interested Party Contributions	<ul style="list-style-type: none"> Please refer to the Fannie Mae Selling Guide.
Water Test: Well and Septic:	<ul style="list-style-type: none"> Purchases: Water test required for private water source. Testing must include Ecoli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested will have to pass. Dug Well: must meet insurer requirements as well as testing requirements above. Community Wells: we will need a copy of the most recent water test Well and septic must be sited on the property being financed. Refinances: do NOT require a water test. CONDEX: with shared well and septic will need acceptable tests for both systems and a hold harmless stating the borrower is aware they are responsible for those systems.
Homeowners Insurance:	<ul style="list-style-type: none"> Max deductible is the higher of \$1,000 or 1% of face amount of policy. When allowed by the mortgage insurer we will take into consideration value of out buildings. CONDO: Must have master policy. If no walls in coverage and/or deductible is \$5,000 or more an HO6 will be required. We will escrow for HO6 only if borrower requests it.
NHHFA Overlays:	<ul style="list-style-type: none"> Minimum 620 FICO all borrowers Water test required for private well – requirements listed above Well and septic must be sited on the property we are financing Tax transcripts are required
IMPORTANT	<ul style="list-style-type: none"> We DO NOT participate in MERS Loans cannot be closed in a trust (NHHFA policy) Escrows for property taxes, hazard insurance, flood insurance and mortgage insurance are required on every New Hampshire Housing loan