# Home Flex

| Description: | • Provides low and moderate-income persons with financing for the purchase of a home  
| Term: | • 30 years  
| Loan Purpose: | • Purchase of a primary residence (see separate fact sheet for refines)  
| Occupancy: | • Must be owner occupied  
| Eligible Borrowers: | • Loans cannot be closed in a trust (NHHFA policy)  
| Eligible Properties: | • Must meet current income and credit score requirements for mortgage programs  
| | • Non-occupant co-borrowers allowed per FHA guidelines  
| | • Non-borrower title holders now acceptable – if allowed by mortgage insurer  
| Document Type: | • Full documentation  
| Minimum Cash Investment / Cash Back: | • Per mortgage insurer requirements  
| | • Cash back at closing is allowed, per insurers requirements, not to exceed borrower contribution  
| Maximum LTV: | • Single units as per insurer  
| | • 2-4 units as per insurer  
| Income Limits: | • Income limits as currently published by New Hampshire Housing  
| | • Qualifying income only for mortgage programs, all of the base income must be counted  
| | • Multi-family rental income can be used to qualify, but not counted for compliance limit  
| | • Non-occupant co-borrower income should be used to qualify but not counted for compliance  
| Purchase Price Limits: | • No Purchase Price limits apply to this program  
| | • However, when combining with the Homebuyer Tax Credit (MCC program), income and purchase price limits must be followed  
| Reserves: | • Per mortgage insurer  
| Credit/FICO: | • Min 620 FICO, all borrowers  
| Underwriting/ Ratios: | • Approve/Eligible  
| | • DTI over 50% allowed, must be approve/eligible – minimum credit score 680  
| | • RD Refers acceptable with 620 credit score  
| | • RD manual underwrite acceptable  
| | • FHA Refers acceptable, requires a manual underwrite if credit score at least 620  
| Collections: | • Per findings and insurer’s requirements  
| Homebuyer Education: | • 1 unit – none  
| | • 2-4 units – homebuyer and landlord education required  
| Mortgage Insurance: | • Homebuyer Education available online at [wwwGoNHousing.com](http://wwwGoNHousing.com)  
| Gifts: | • A gift letter is required  
| | • Verification of gift funds must be documented per insurer  
| Interested Party Contributions: | • Per mortgage insurer requirements  
| Water Test: | • Water test required on private water source  
| | • Testing must include Ecoli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass  

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## Well and Septic:
- Community Wells: we will need a copy of the most recent water test
- Dug Well: must meet insurer requirements as well as testing requirements above
- Well and septic must be sited on the property being financed
- 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:
- 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 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 the HO6 only if it is requested by the borrower

## *Important*
- 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
- MANCHESTER multi-families need Certificate of Compliance