



## Home Flex - PO

<b>Description:</b>	<ul style="list-style-type: none"> <li>Provides low and moderate-income persons with financing for the purchase of a home</li> <li>Provided through a statewide network of participating lenders or correspondents</li> </ul>
<b>Term:</b>	<ul style="list-style-type: none"> <li>30 years</li> </ul>
<b>Interest Rate:</b>	<ul style="list-style-type: none"> <li>Established daily and published on <a href="http://www.nhhfa.org">www.nhhfa.org</a>, <a href="http://www.GoNewHampshireHousing.com">www.GoNewHampshireHousing.com</a></li> </ul>
<b>Loan Purpose: Occupancy:</b>	<ul style="list-style-type: none"> <li>Purchase of a primary residence (see separate fact sheet for refinances)</li> <li><b>Must be owner occupied</b></li> <li><b>Loans cannot be closed in a trust (NHHFA policy)</b></li> </ul>
<b>Eligible Borrowers:</b>	<ul style="list-style-type: none"> <li>Must meet current income and credit score requirements for mortgage programs</li> <li>Non-occupant co-borrowers allowed per FHA guidelines</li> <li>Non-borrower title holders now acceptable – if allowed by mortgage insurer</li> </ul>
<b>Eligible Properties:</b>	<ul style="list-style-type: none"> <li>Owner occupied new or existing 1-4 unit homes</li> <li>Condos/condexs approved by FHA, RD (no longer necessary for New Hampshire Housing to approve condos on behalf of RD, we will accept whatever approvals RD accepts) or VA</li> <li>Manufactured home on its own land, documented per insurer guidelines</li> <li>No acreage requirement, unless insurer has one</li> <li>When combined with MCC, single units only and max 5 acres</li> </ul>
<b>Document Type</b>	<ul style="list-style-type: none"> <li>Full documentation</li> </ul>
<b>Minimum Cash Investment / Cash Back:</b>	<ul style="list-style-type: none"> <li>Per mortgage insurer requirements</li> <li>Cash back at closing is allowed, per insurers requirements, not to exceed borrower contribution</li> </ul>
<b>Maximum LTV:</b>	<ul style="list-style-type: none"> <li>Single units as per insurer</li> <li>2-4 units as per insurer</li> </ul>
<b>Income Limits:</b>	<ul style="list-style-type: none"> <li>Income limits as currently published by New Hampshire Housing</li> <li>Qualifying income only for mortgage programs, all of the base income must be counted</li> <li>Multi-family rental income can be used to qualify, but not counted for compliance limit</li> <li>Non-occupant co-borrower income should be used to qualify but not counted for compliance</li> </ul>
<b>Purchase Price Limits:</b>	<ul style="list-style-type: none"> <li>No Purchase Price limits apply to this program</li> <li>However, when combining with the Homebuyer Tax Credit (MCC program), income and purchase price limits must be followed</li> </ul>
<b>Reserves:</b>	<ul style="list-style-type: none"> <li>Per mortgage insurer</li> </ul>
<b>Credit/FICO:</b>	<ul style="list-style-type: none"> <li>Min 620 FICO, all borrowers</li> </ul>
<b>Underwriting/ Ratios:</b>	<ul style="list-style-type: none"> <li>Approve/Eligible</li> <li>DTI over 50% allowed, must be approve/eligible – minimum credit score 680</li> <li>RD Refers acceptable with 620 credit score</li> <li>RD manual underwrite acceptable</li> <li>FHA Refers acceptable, requires a manual underwrite if credit score at least 620</li> </ul>
<b>Collections:</b>	<ul style="list-style-type: none"> <li>Per findings and insurer’s requirements</li> </ul>
<b>Homebuyer Education:</b>	<ul style="list-style-type: none"> <li>1 unit – none</li> <li>2-4 units – homebuyer and landlord education required</li> <li>Homebuyer Education available online at <a href="http://www.GoNHHousing.com">www.GoNHHousing.com</a></li> </ul>
<b>Mortgage Insurance:</b>	<ul style="list-style-type: none"> <li>Per Insurer requirements</li> <li>Current insurers: FHA / VA / RD</li> </ul>
<b>Gifts:</b>	<ul style="list-style-type: none"> <li>A gift letter is required</li> <li>Verification of gift funds must be documented per insurer</li> </ul>
<b>Interested Party Contributions:</b>	<ul style="list-style-type: none"> <li>Per mortgage insurer requirements</li> </ul>

<b>Water Test:</b>	<ul style="list-style-type: none"> <li>• Water test required on private water source</li> <li>• Testing must include Ecoli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass</li> </ul>
<b>Well and Septic:</b>	<ul style="list-style-type: none"> <li>• Community Wells: we will need a copy of the most recent water test</li> <li>• Dug Well: must meet insurer requirements as well as testing requirements above</li> <li>• Well and septic must be sited on the property being financed</li> <li>• 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</li> </ul>
<b>Homeowners Insurance:</b>	<ul style="list-style-type: none"> <li>• 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</li> <li>• CONDO: Must have master policy. If no walls in coverage and/or deductible is \$5,000 or more an HO6 will be required.</li> <li>• We will escrow for the HO6 only if it is requested by the borrower</li> </ul>
<b>*Important*</b>	<ul style="list-style-type: none"> <li>• We DO NOT participate in MERS</li> <li>• Loans cannot be closed in a trust (NHHFA policy)</li> <li>• Escrows for property taxes, hazard insurance, flood insurance and mortgage insurance are required on every New Hampshire Housing loan</li> <li>• MANCHESTER multi-families need Certificate of Compliance</li> </ul>