

## Home First Program At A Glance

	HOME FIRST	HOME FIRST PLUS
<b>Description</b>	Provides low and moderate-income persons with financing for the purchase of a home. Provided through a statewide network of Participating Lenders and Participating Originators Current insurers: FHA / VA / RD	Provides financing for the purchase of a home along with \$10,000 cash assistance in the form of a 4-year forgivable 2 <sup>nd</sup> mortgage. Can be used towards down payment or for closing costs and prepaid escrows (purchase only). The "Cash Assistance Mortgage" is the second mortgage connected with a Home First mortgage.
<b>Term</b>	30 years	4-year forgivable 2 <sup>nd</sup> mortgage. Must be repaid in full if sold, refinanced or borrower declares bankruptcy prior to 4-year anniversary of mortgage closing.
<b>Documents</b>	<ul style="list-style-type: none"> <li>Tax Exempt Rider</li> <li>Recapture Notification and Borrowers Affidavit</li> <li>Cash Assistance Program Disclosure</li> <li>Borrower Closing Affirmation</li> <li>Lender Closing Certificate</li> <li>VA Attestation (VA loans only) Example below</li> <li>Land Use Affidavit (if property greater than 10 acres)</li> </ul>	LE, CD, Program Disclosure – Lender to complete and sent per TRID Guidelines  2 <sup>nd</sup> Mortgage – NH Housing to complete and send to closing company along with wire
<b>Funding Process</b>	N/A	Wire Transfer Request Form must be completed to request the Cash Assistance funds by noon 2 days prior to closing
<b>Interest Rate</b>	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>	Second Mortgage: Zero Percent Interest Rate. No Periodic Payments
<b>Loan Purpose</b>	Purchase of a primary residence Refinance not allowed	
<b>Occupancy Eligibility</b>	Must be owner occupied Loans cannot be closed in a trust (NH Housing policy)	
<b>Eligible Borrowers</b>	Must meet current income and credit score requirements Non-occupant co-borrowers allowed per insurer guidelines – income must be included. Non-borrower title holders acceptable – if allowed by mortgage insurer Must be first time homebuyer, which is defined as not having present ownership interest in a principal residence within 3 years prior to the date the mortgage is executed. Present ownership includes outright ownership, joint tenancy, tenancy in common, tenancy by entirety, a community property interest, the interest of a tenant shareholder in a cooperative, a life estate or contract for deed. Borrowers buying in a Targeted Area or qualified Veterans are exempt from the rule. Attestation required for Veterans.	
<b>Eligible Properties</b>	1-4 Units For 2-4 Units: Multifamily purchase must be at least 5 years old (at least 5 years before the mortgage is executed) 5-year rule does not apply if purchasing a 2-Unit in a Targeted Area. Income and purchase price limits still apply Manchester, NH multi-families need the Certificate of Compliance Condos/condexes must be approved by FHA, RD, or VA Manufactured home on its own land, documented per agency/insurer guidelines Max 10 acres – over 10 acres requires Land Use Borrower Affidavit Purchase Price Limits apply	
<b>Cash Back</b>	Cash back at closing is allowed, per agency/insurers requirements Zero Borrower Contribution required	
<b>Income Limits</b>	Income limits as currently published by NH Housing All income from borrowers and title holders must be counted Rental income must be counted at 75% of gross rental income	
<b>Purchase Price Limits</b>	Purchase Price Limits as currently published by NH Housing	
<b>MCC</b>	Cannot be combined with MCC	
<b>Reserves</b>	Per mortgage insurer	

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<b>Credit / FICO</b>	620 minimum FICO DTI over 50% allowed, must be approve/eligible – Minimum FICO of 680 VA/FHA/RD Refers acceptable with a manual underwrite and minimum FICO of 620 Borrowers with no FICO – Manual Underwriting Required per Agency/Insurer guidelines	
<b>Underwriting</b>	Approve/Eligible	
<b>Homebuyer Education</b>	Homebuyer Education required by at least one borrower	
<b>Mortgage Insurance</b>	Current insurers: FHA / VA / RD	
<b>Water Test</b>	Water test required on private water source Testing must include Ecoli, Total Coliform, Lead, Nitrate and Nitrite. Any other primary parameters tested must pass	
<b>Well and Septic</b>	Community Wells: copy of the most recent water test required 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 require acceptable tests for both systems and a hold harmless stating the borrower is aware they are responsible for those systems	
<b>Homeowners Insurance and Escrows</b>	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 We DO NOT participate in MERS No Escrow waivers allowed	
<b>Reservation</b>	Through Lender Online Portal – 60 day rate lock	