The Limit You See, is the Limit You Get

Given recent income limit changes, we’ve received numerous inquiries on how to either read the new all-in-one income chart or how to calculate income. Let’s clear up those questions!

The income you see on the chart, is the income limit for the program. No additional computing is required. We’ve done all the calculating to meet the applicable Area Median Income percentages.

Also, CHFA FirstStep℠ is the only program in which you must calculate Gross Annual Income. All other programs use Qualifying Income to determine if the borrower(s) are at or below the applicable income limit on the chart.

Gross Annual Income: Equal to the current total gross annual income for all loan applicants, including but not limited to (see Seller’s Guide for full details):
- borrower(s) and coborrower(s), and
- any spouse or civil union partner of any borrower or co-borrower who will reside in the residence.
- This calculation is completed during the program compliance review by the CHFA Loan Analyst.

Qualifying Income: Equal to the Qualifying Income utilized by the Participating Lender for determining borrower eligibility for the mortgage loan type, and which complies with applicable FHA, VA, USDA-RD, Fannie Mae, or Freddie Mac guidelines.

We hope this helps! Contact us for any additional information or assistance.