

chfa home finance program comparison

| Intended for: CHFA Participating Lenders only. Information pertains only to listed programs. Complete guidelines are available at chfainfo.com/sellers-guide . | 30-year fixed conventional loans | | 30-year fixed government loans | | | | |
|--|--|---|--|--|---|---|---|
| | Reserve conventional loans as Fannie Mae or Freddie Mac ®. | | All CHFA loans have income limits; cross-reference income limits and program names . | | | | |
| | CHFA Preferred sm | CHFA Preferred Plus sm | CHFA SmartStep sm | CHFA SmartStep Plus sm | CHFA FirstStep sm | CHFA FirstStep Plus sm | |
| CHFA DPA | None | Second only | None | Grant or Second | None | Second only | |
| LTV/CLTV | 97/105 | 97/105 | FHA, VA, USDA-RD guidelines | FHA, VA, USDA-RD guidelines | FHA guidelines | FHA guidelines | |
| Loan Type | Conventional | Conventional | FHA, VA, USDA-RD | FHA, VA, USDA-RD | FHA only | FHA only | |
| Mortgage Insurance | PMI required if LTV > 80 18% @97 LTV | PMI required if LTV > 80 18% @97 LTV | FHA, VA, USDA-RD guidelines | FHA, VA, USDA-RD guidelines | FHA guidelines | FHA guidelines | |
| Credit Score | 620+ | 620+ | 620+ | 620+ | 620+ | 620+ | |
| AUS | DU Approve/Eligible LPA Accept | DU Approve/Eligible LPA Accept | DU Approve/Eligible LPA Accept, Manual UW | DU Approve/Eligible LPA Accept, Manual UW | DU Approve/Eligible LPA Accept, Manual UW | DU Approve/Eligible LPA Accept, Manual UW | |
| Income Limits | See website for income limits | See website for income limits | \$120,100 | \$120,100 | See website for income limits | See website for income limits | |
| Income Calculation | Borrower credit qualifying | Borrower credit qualifying | Borrower credit qualifying | Borrower credit qualifying | Gross annual income (See #501 Sellers Guide) | Gross annual income (See #501 Sellers Guide) | |
| First-time Homebuyer | Not required | Not required | Not required | Not required | Required* | Required* | |
| Purchase Price Limits | No | No | No | No | Yes | Yes | |
| CHFA overlays for all programs: | <ul style="list-style-type: none"> ▪ Tax returns: CHFA requires the most recent year's returns, or tax transcripts, for all borrowers. | | <ul style="list-style-type: none"> ▪ Max loan amount: Lesser of \$484,350 or loan limit required by FHA, VA, USDA-RD, Fannie Mae, or Freddie Mac, as applicable. | | <ul style="list-style-type: none"> ▪ Existing ownership: Borrowers may own one additional residential property, but may have only one CHFA financed property at a time. | | <ul style="list-style-type: none"> ▪ Homebuyer education: Required (refinances excluded); valid for one year. |

*First-time homebuyers, non first-time homebuyers purchasing in a targeted area, and qualified veterans.

dti, underwriting, and no credit scores

- No debt-to-income (DTI) overlays from CHFA
- Fannie Mae and Freddie Mac loans must receive an Approve/Eligible (DU), or Accept (LPA); no manual underwrites allowed
- FHA, VA, USDA-RD may be manually underwritten in accordance with respective guidelines as applicable
- CHFA allows borrowers with no credit scores

Information intended only to highlight certain CHFA program requirements. Loans must also meet all applicable FHA, VA, USDA-RD, Fannie Mae or Freddie Mac requirements, as well as Mortgage Purchase Agreement and Seller's Guide requirements.

chfa dpa grant vs. dpa second

CHFA DPA Grant

- Up to 3% of total first mortgage loan amount
- Use for down payment, closing costs, and/or prepaids
- Does not impact DTI

CHFA DPA Second Mortgage Loan

- Up to 4% of total first mortgage loan amount
- Use for down payment, closing costs, and/or prepaids
- Does not impact DTI
- No monthly payments, but due at maturity

chfa requirements

- \$1,000 minimum borrower contribution required (own funds or gift) on all purchase transactions
- Non-occupying co-borrowers and/or cosigners not allowed
- Only borrowers on CHFA loan may take title
- Property must be one living unit
- Property must be owner-occupied as primary residence

pmi coverage and guidelines

CHFA Preferredsm/CHFA Preferred Plussm

| LTV | Coverage* |
|-----------------|-----------------|
| 95.01 to 97.00 | 18% |
| 90.01 to 95.00 | 16% |
| 85.01 to 90.00 | 12% |
| 80.01 to 85.00 | 6% |
| 80.00 and below | No PMI required |

- PMI must be borrower paid; lender or seller credits may be allowed
- CHFA allows:
 - Monthly PMI
 - Single premium PMI (may be financed)**
 - Split premium PMI (may **not** be financed)**

*Sometimes referred to as, "charter coverage" **For information on allowable points and fees, please refer to the CHFA Sellers Guide, Chapter 2, Section 201.

chfa preferred vlip (very low income program)

- Purchase only (no refinance)
- Same guidelines as CHFA Preferred
- Borrowers' credit qualifying income must be within special VLIP income limits
- Freddie Mac only – LPA Accept required
- Lower rate

income calculation

(Refer to Chapter 5, CHFA Seller's Guide)

- CHFA uses borrower's qualifying income, as calculated by the participating lender's underwriter (CHFA FirstStep/FirstStep Plus excluded).
- CHFA uses gross annual income for CHFA FirstStep/FirstStep Plus, which includes income from all borrowers and any spouse or civil union partner who will reside in the residence.

chfa refinance programs

Conventional

CHFA Preferredsm Refinance

- Can be existing CHFA or non-CHFA loan
- Limited cash out or no cash out
- Loans must receive an Approve/Eligible (DU), or Accept (LPA); manual underwrites not allowed

FHA

CHFA FHA Streamline Refinance

- "CHFA-to-CHFA:" Must be existing CHFA FHA loan
- Borrower premium available for closing costs, prepaids
- Must be manually underwritten

- CHFA second mortgages may be subordinated to a new CHFA first mortgage (some restrictions apply)
- Homebuyer education not required

chfa homebuyer education (hbe) requirements

- CHFA HBE is required for all borrowers using a CHFA Purchase Program.
- Each Borrower on the CHFA loan must take a class.
- CHFA accepts HBE certificates from CHFA-approved providers only.
- Two options are available:
 - In-person classes are free
 - Online classes have a charge, and require a follow-up counseling session via phone
- Please visit www.chfainfo.com for a complete list of providers.

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303.297.7376
888.320.3688

