

Down Payment & Closing Cost Assistance Matrix

Program	DPA Grant	CCA Grant	Plus Second Mortgage	
	Bond First Mtg		Non-bond First Mtg	
First-time Homebuyer	Required for non-targeted areas ¹		Not required	
Homebuyer Education	Required for all first-time homebuyers			
Maximum Household Income ²	Lower income limits		Standard income limits ¹	Expanded income limits
Household Income Calculation	All income of all household members			Borrower(s) eligible qualifying income
Maximum Sales Price	Standard sales price limits ¹			No sales price; follow the applicable GSE / insurer / guarantor for max loan amount
Loan Purpose	Purchase			
Loan Programs Disclosure /Borrower Affidavit (Ex E)	Pages 1 – 4 required			Pages 1 – 2 required
Seller Affidavit (Ex F)	Required			Not required
Lender’s Loan Submission Cover Letter (Ex O)	Required			Not required
Recapture	Yes, the first mortgage is subject to recapture			No
Maximum LTV	Follow 1 st mortgage requirements for maximum LTV of 1 st mortgage. The DPA Grant is not a lien, but the maximum is: ▪ 2% with Conventional Bond, ▪ 2.5% with FHA Bond	Follow 1 st mortgage requirements for maximum LTV of 1 st mortgage. The CCA Grant is not a lien but the maximum is: ▪ 2% with RHS Bond or VA Bond	Conventional Bond & Conventional 1 st , max LTV for 2 nd : ▪ 3% (Credit scores 640 to 679) ³ ▪ 4.5% (Credit scores >/= 680) FHA Bond & FHA 1 st , max LTV for 2 nd : ▪ 3.5% (Credit scores 620 to 679) ³ ▪ 5% (Credit scores >/= 680)	
Eligible Virginia Housing First Mortgage	▪ Conventional Bond ▪ FHA Bond	▪ VA Bond ▪ RHS Bond	▪ Conventional Bond ▪ FHA Bond	▪ Conventional ▪ FHA



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Ineligible Virginia Housing First Mortgage	▪ Any first mortgage originated with the Plus Second Mortgage ▪ Conventional ▪ FHA ▪ VA ▪ VA Bond ▪ RHS ▪ RHS Bond ▪ Any refinance ▪ Any non-Virginia Housing 1st mortgage	▪ Conventional ▪ Conventional Bond ▪ FHA ▪ FHA Bond ▪ VA ▪ RHS ▪ Any refinance ▪ Any non-Virginia Housing 1st mortgage	▪ Any first mortgage originated with the DPA Grant ▪ VA ▪ VA Bond ▪ RHS ▪ RHS Bond ▪ Any refinance ▪ Any non-Virginia Housing 1st mortgage	
Other Non-Virginia Housing DPA / Sub Financing	▪ Allowed ▪ Follow 1st mortgage requirements for max CLTV ▪ Follow the applicable GSE / insurer / guarantor requirements for subordinate financing			
Minimum Credit Score ³	▪ Conventional Bond 1st: 640 ▪ FHA Bond 1st: 620	620 per 1 st mortgage requirements	▪ Conventional Bond 1st: 640 for 3% LTV / 680 borrowers for > 3% LTV ▪ FHA Bond 1st: 620 for 3.5% LTV / 680 for <u>all</u> borrowers for > 3.5% LTV	▪ Conventional 1st: 640 for 3% LTV / 680 borrowers for > 3% LTV ▪ FHA 1st: 620 for 3.5% LTV / 680 for <u>all</u> borrowers for > 3.5% LTV
Maximum DTI	Follow 1 st mortgage requirements (50% with AUS approval)			
Tax Transcripts (W2 Transcripts, 1099 Transcripts, etc.)	▪ Conventional Bond 1st: Tax Transcripts required (in addition to executed 4506-C)⁶ ▪ Type of transcript is dependent on qualifying income ▪ Number of years required varies based on number of years’ documentation required by AUS ▪ FHA Bond 1st: Not required	▪ VA Bond 1st: Not required ▪ RHS Bond 1st: Not required; RHS may have its own different tax transcript requirements; See RHS Handbook	▪ Conventional Bond 1st: Tax Transcripts required (in addition to executed 4506-C)⁶ ▪ Type of transcript is dependent on qualifying income ▪ Number of years required varies based on number of years’ documentation required by AUS ▪ FHA Bond 1st: Not required	▪ Conventional 1st: Tax Transcripts required (in addition to executed 4506-C)⁶ ▪ Type of transcript is dependent on qualifying income ▪ Number of years required varies based on number of years’ documentation required by AUS ▪ FHA1st: Not required
Maximum Net Worth	Can’t exceed 50% of the sales price			
AUS	▪ DU^{4,5}, ▪ LPA^{4,5}	▪ VA Bond 1st: DU⁴ or LPA^{4,5} ▪ RHS Bond 1st: GUS⁴	▪ DU^{4,5}, or ▪ LPA^{4,5}	
Prior Foreclosure / Deed-in-Lieu / Short Sale	Follow 1 st mortgage requirements			



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Manual Underwrite	- Conventional Bond 1st: Not allowed; AUS Approve / Accept / Eligible Only⁵ - FHA Bond 1st: Allowed; must meet FHA manual underwrite requirements⁷	- VA Bond 1st: Allowed; must meet VA manual underwrite requirements⁷ - RHS Bond 1st: Allowed; must meet RHS manual underwrite requirements⁷	- Conventional & Conventional Bond 1st: Not allowed; AUS Approve / Accept / Eligible Only⁵ - FHA & FHA Bond 1st: Allowed; must meet FHA manual underwrite requirements⁷	
Acreage Limitation	- Maximum 2 acres, or - Exceptions considered for > 2 up to 5 acres			No maximum acreage
Manufactured Housing	- Conventional Bond 1st: MH Advantage & CHOICEHome allowed; standard manufactured housing is not allowed unless submitted to Virginia Housing for exception consideration (max 95% LTV / CLTV) - FHA Bond 1st: Allowed, follow Origination Guide & FHA requirements	- VA Bond 1st: Follow Origination Guide & VA requirements - RHS Bond 1st: Follow Origination Guide & RHS requirements	- Conventional & Conventional Bond 1st: MH Advantage & CHOICEHome allowed; standard manufactured housing is not allowed unless submitted to Virginia Housing for exception consideration (max 95% LTV / CLTV) - FHA & FHA Bond 1st: Allowed, follow Origination Guide & FHA requirements	

¹ First-time homebuyer requirement applies to all borrowers & is evidenced by the fully executed Exhibit E, URLA, & credit report. If unable to confirm the borrower(s) is a first-time homebuyer from the Exhibit E, the URLA, or credit report, additional documentation may be required, such as: a) three years' federal tax returns / tax transcripts, b) rent verification(s), c) lender data integrity report (examples: Drive Report, FraudGuard, Loansafe). If the property is in a targeted area the first-time homebuyer requirement does not apply, and there may be higher income and sales price limits may apply, but the higher targeted area income limits do not apply if using the DPA or CCA Grant.

² Conventional 1st mortgage: When all borrower qualifying income exceeds [Fannie Mae](#) / [Freddie Mac](#) 80% AMI Limits an LLPA applies if Charter MI (or reduced MI) is used. The Charter (or reduced) MI LLPA amount varies depending on credit score & LTV. Refer to the webpages of [Fannie Mae](#) / [Freddie Mac](#)). Loan must also be within applicable Virginia Housing Income Limit.

³ See Program Guidelines for requirements when all borrowers do not have a credit score &/or one borrower with a credit score & one without a credit score. Note that Conventional always requires at least 1 borrower have a credit score.

⁴ DPA & CCA Grant must be run in AUS as a GRANT; Plus Second must be run in AUS as Subordinate Financing.

⁵ Conventional 1st mortgage:

(a) If using Fannie Mae's DU: Community Lending Program must be "HFA Preferred."

(b) If using Freddie Mac's LPA: Offering Identifier must be "HFA Advantage."

⁶ Tax Transcripts for Conventional 1st mortgage:

(a) If using Fannie Mae's DU: When all the borrower's income is validated by the DU validation service, tax transcripts are not required. However, if there are any data discrepancies then additional documentation or information may be required. Originating Lenders are expected to perform due diligence on every loan.

(b) If using Freddie Mac's LPA: If all the borrower's income receives an income rep & warranty result of "Eligible" on the last Feedback Certificate, tax transcripts are not required. However, if there are any data discrepancies then additional documentation or information may be required. Originating Lenders are expected to perform due diligence on every loan.

⁷ The applicable insurer & guarantor may have more restrictive requirements for manually underwritten loans than when the loan is AUS approved, which may include, but are not limited to, specific HTI &/or DTI requirements & a minimum reserve requirement. The Originating Lender must ensure all of the more restrictive requirements for a manually underwritten loan are met per the applicable FHA / VA / RHS Handbook.

