

# CALHFA LOAN PROGRAMS

## PROGRAM HIGHLIGHTS

### MyHome Assistance DPA Program

Two types of loan programs offered through the My Home Program

- CalHFA Government Loans (FHA): MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3.5% of the purchase price or appraised value to assist with down payment and/or closing costs.
- CalHFA Conventional Loans: MyHome offers a deferred-payment junior loan of an amount up to the lesser of 3% of the purchase price or appraised value to assist with down payment and/or closing costs.

CalHFA Zip program is not available on CalHFA VA Loans.

#### Borrower Requirements

- Be a first-time homebuyer
- Someone who hasn't owned and occupied the home in the last 3 years
- Occupy the property as a primary residence; non-occupant co-borrowers are not allowed.

Meet CalHFA income limits for this program

Visit the CalHFA page on My Home Assistance for more details:  
<https://www.calhfa.ca.gov/homebuyer/programs/myhome.htm>

*\*Fannie Mae's Low Income (LI) rate, which is borrowers with income ≤ 80% AMI, has a minimum credit score of 660.*

*\*\*First mortgages in which the total loan amount exceeds \$806,500 are considered High Balance Loans. See rate sheet for pricing and fees.*

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### CalReady

CalHFA and CalReady: Conventional Programs

- Conforming Loan Limits
- Max LTV 97% / 105%
- Min Credit Score 680\*
- Max DTI 50%
- Must be combined with MyHome (2nd lien), FNMA Community Seconds Optional

CalHFA and CalReady: FHA Government Program

- FHA County Limits
- Max LTV/CLTV 97.5% / 105%
- Min Credit Score 640\*
- Max DTI 50%
- Must be combined with MyHome (2nd Lien), FHA Approved Seconds optional for down payment and closing assistance

### CalPLUS Access

CalPLUS Access Conventional Program

- Conforming Loan Limits
- Loan type: HFA Preferred
- SFR and condos
- Max LTV/CLTV 97% / 105%\*\*
- Min Credit Score 680
- Max DTI 50%
- Must be combined with MyAccess (3rd Lien) and MyHome (2nd Lien) for down payment and closing assistance

CalPLUS Access FHA Government Program

- SFR and Condos
- Max LTV/CLTV 96.5% / 105%\*\*
- Min Credit Score 640
- Max DTI 50%
- Must be combined with MyAccess (3rd Lien) and MyHome (2nd Lien) for down payment and closing assistance

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