



Updated CalHFA Programs!

# CALREADY & CALPLUS ACCESS

Conventional & Government

## PROGRAM HIGHLIGHTS

### CalHFA and CalReady - Conventional Program

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

### 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

### CalHFA and CalReady - FHA Government Program

- FHA County Limits
- SFR and Condos
- AUS requirements apply - see matrix
- 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 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

\*Fannie Mae's Low Income (LI) rate, which is borrowers with income  $\leq$  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.

