
About this Document

This document provides an overview of the recent changes made to Community Lending Process Guides and Product Snapshots. For the effective date of each revision, refer to the applicable Snapshot or Process Guide.

May 16, 2024

Cardinal Community Advantage Retail Product Snapshot

- Clarified within the Subordinate Financing section to follow Agency requirements. Aligned ineligible subordinate financing list with what is permitted by the investor. *No change to existing policy*

Retail Product Snapshots | Texas Veterans Land Board (TVLB) | Conv, FHA and VA

- Added Loan Registration and Lock Policy and Procedures section, clarifying that the primary borrower **MUST** be the Veteran applying and must be the borrower who requested the VLB Notice of Eligibility.
- *Changes are effective immediately*

Wisconsin Housing and Economic Development Authority (WHEDA) Process Guide

- Updated the Underwriting Approval Requirements for Correspondent Channel and that AUS Approval is required
- *Changes are effective immediately*

May 9, 2024

Florida Housing Finance Corporation (FHFC) TBA and Hometown Heroes TBA Snapshots

- Fannie Mae HFA Preferred is discontinued
- *Changes are effective as of 6.28.24*

Nevada Rural Housing Authority Home Means Nevada Snapshots

- Funds are fully allocated for Home Means Nevada
- *Changes are effective as of 5.7.24*

South Carolina Housing Finance and Development Authority (SC Housing) Bond Snapshot

- Added Palmetto Heroes Program offering to the snapshot
- *Changes are effective as of 5.2.24*

May 2, 2024

Mortgage Credit Certificate (MCC) Programs

- Added to the snapshots of those community lenders that offer an MCC and do not state a max annual credit, that for certificate credit rates more than 20%, the Internal Revenue Service caps the maximum tax credit that may be taken for any given year at \$2,000 for each MCC recipient.
- *Changes are effective as of 4.25.24*

South Carolina Housing Finance and Development Authority (SC Housing) Process Guide

- Updated the insurance deductible requirement to the lower of \$5,000 or 5% of the dwelling coverage
- *Changes are effective as of 5.1.24*

April 25, 2024

Cardinal Elite National Homebuyer Assistance Snapshot

- Added Buydown products to the offering
- *Changes are effective as of 4.18.24*

Louisiana Home Corporation (LHC) Snapshot

- Added the LHC MRB Home and Assisted Snapshot as a new product offering
- *Changes are effective as of 4.18.24*

Minnesota Housing Finance Authority Snapshot

- Added that First-Time Homebuyer requirement also applies to the spouse
- *Changes are effective as of 5.6.24*

Tennessee Housing Development Agency (THDA) Snapshots

- Updated the Great Choice Plus-Deferred Plus and Homeownership for the Heroes Plus-Deferred Plus DPA to be up to \$6,000
- *Changes are effective as of 4.10.24*

Texas State Affordable Housing Corporation (TSAHC) Snapshots

- Updated that the MCC is now available again with a 15% tax credit. *Changes are effective as of 4.22.24*
- Removed verbiage that the 4% Bond was suspended. *Changes are effective as of 4.18.24*

April 18, 2024

Georgia Dream Snapshots

- Updated Maximum Purchase Price Limits
- *Changes are effective as of 4.15.24*

metroDPA Conventional Snapshot

- Added 2-4 Units as an eligible property type and added max CLTV for manufactured homes
- *Changes are effective as of 4.15.24*

Pinellas County Home Key Program Snapshots

- Added up to 50% DTI with a 680 FICO score is permitted
- *Changes are effective as of 4.17.24*

April 11, 2024

Delaware State Housing Authority (DSHA) Snapshots

- Home Sweet Home Loan Program is no longer available
- *Changes are effective as of 4.9.24*

Nevada Rural Housing Authority Home Means Nevada Snapshots

- Added Home Means Nevada snapshots to the product offering
- *Changes are effective as of 4.4.24*

North Carolina Housing Finance Agency (NCHFA) Process Guide

- Updated tax date to April 15th, 2024 for when the 2023 taxes are required
- *Changes are effective as of 4.1.24*

South Carolina State Housing and Finance and Development Authority (SC Housing) Palmetto Home Advantage Snapshots

- Added the updated income limit is \$127,200
- *Changes are effective as of 4.15.24*

April 4, 2024

Texas State Affordable Housing Corporation (TSAHC) Government Snapshot

- Added the Bond DPA is no longer available
- *Changes are effective as of 4.01.24*

March 28, 2024

Delaware State Housing Authority Conventional and Government Snapshots

- Added guidance for Welcome Home and Smart Start Home Again product offerings
- *Changes are effective as of 3.28.24*

Housing Finance Authority of Hillsborough County Conventional and Government Snapshots

- Updated assistance amount for HFA of Hillsborough (Plant City, Temple Terrace and Unincorporated County) to \$15,000. *Change is effective as of 3.28.24*

- Updated assistance amount for HFA of Clay County to \$20,000. *Change is effective as of 3.28.24*

Illinois Housing Development Authority (IHDA) Process Guide

- Updated that tax transcript requirements are per AUS/agency
- *Changes are effective as of 3.22.24*

New Jersey Housing and Mortgage Finance Agency Snapshots

- Added Smart Start Plus First-Generation program
- *Changes are effective as of 3.22.24*

Texas State Affordable Housing Corporation Government Snapshot

- The 4% Bond DPA is available
- *Changes are effective as of 3.22.24*

March 21, 2024

Chenoa Fund Snapshot

- The 5% Forgivable DPA option is now forgiven after 36 months
- *Changes are effective as of 3.11.24*

Florida Housing Finance Corporation (FHFC) Bond and TBA Snapshots

- Added VA and HFA Advantage products to the Bond snapshots
- Added HFA Advantage >80% AMI 3% product to the TBA Snapshot
- *Changes are effective as of 3.14.24*

Georgia Dream Snapshots

- Updated FICO score band to 640-699 and updated maximum HTI and DTI to 45%
- *Changes are effective as of 3.15.24*

Lakeview National Community Lending Program Snapshots

- Maryland has been added as an eligible state for FAHE
- *Changes are effective as of 3.1.24*

Nevada Housing Division Home First DPA Snapshot

- The Home First DPA is no longer available
- *Changes are effective as of 3.19.24*

March 14, 2024

Cardinal Community Advantage Retail Product Snapshot

- Warrantable Condos
 - Added guidance that when an appraisal is not required by AUS and the product guideline, the file must include the documentation used to perform the project review. The documentation provided must include the Dwelling Unit Count and Dwelling Unit Count Sold
 - *Changes are effective as of 3.12.24*

Minnesota Housing Finance Authority (MHFA) Snapshots

- Replaced non-occupant co-borrower is permitted with non-occupant co-signer is permitted

Texas State Affordable Housing Corporation Government Snapshot

- Updated terms of Bond DPA and added the program is out of funds as of March 6, 2024

March 7, 2024

Cardinal Community Advantage Retail Product Snapshot

- Updated program to permit Short-term Rental Income. Added guidance for the use of income from Non-subject and Subject unit
- Removed for LPA transactions, rental Income from an Accessory Dwelling Unit (ADU) on a subject property that is a 1-Unit Primary Residence not permitted

Colorado Housing Finance Authority (CHFA) Process Guide

- Updated tax dates for 2023 being required on or after April 15, 2024

Mississippi Home Corporation (MHC) MRB Program Overview

- Program will be closed for locks on or after March 31, 2024

Utah Housing Corporation (UHC) Government Snapshot

- Updated the requirements for Co-Signer and Non-Occupant Co-Borrower

February 29, 2024

Texas Department of Housing and Community Affairs (TDHCA) and Washington State Housing Finance Commission (WSHFC) Process Guides

- Added the effective funding date must be within 15 days of the lock date

February 22, 2024

Cardinal Special Purpose Credit Program (SPCP) Retail Product Snapshot

- Added clarification to the Borrower Eligibility section providing guidance on the definition of a first-time homebuyer. Included examples of acceptable property ownership that would or would not disqualify a borrower from first-time homebuyer status

Chenoa Fund Process Guide

- Updated the Repayable Second servicing address and mortgagee clause to Midwest Loan Services for loans closing on or after February 27, 2024

Florida Housing Finance Corporation (FHFC) Hometown Heroes Snapshots and Process Guide

- Updated the cash back policy to be up to \$2,000
- Added in the process guide the realtor transaction fee includes but is not limited to, transaction fees, processing fees or administrative fees

Massachusetts Housing Finance Agency (MassHousing) Snapshots

- Added the WFA 3.0 program is suspended for locks on or after March 18, 2024
- Updated the Conventional DPA will be a fixed \$25,000 for locks on or after March 18, 2024

Ohio Housing Finance Agency (OHFA) Conventional Snapshot

- Updated DTI for 1-2 Units to 50%
- Added Manufactured Homes as an eligible property type for Freddie Mac
- Added non-occupying borrowers are permitted with Freddie Mac on 1-2 Unit properties

Virginia Housing Development Authority (VHDA) Non-Bond Snapshots

- Added repeat homebuyers are permitted

Wisconsin Housing and Economic Development Authority (WHEDA) Process Guide

- Updated the Hazard Insurance section for condos to include coverage equal to 100% replacement cost value, and HO-6 to be either 100% replacement cost or 80% of the UPB of the replacement cost

February 15, 2024

Cardinal Community Advantage Retail Product Snapshot

- Updated program to permit Short-term Rental Income. Added guidance for the use of income from Non-subject and Subject unit
- Removed for LPA transactions, rental Income from an Accessory Dwelling Unit (ADU) on a subject property that is a 1-Unit Primary Residence not permitted
- Updated Subordinate Financing section to rename reference to Housing or Employer Assistance programs as Community/ Affordable Second Providers, added clarification related to Ineligible Program Features and Community Seconds Loan Terms and Proceeds
- Clarified Community Seconds are eligible on Primary 1-4 Unit, Condo and PUD Purchase and NCO (No Cash-Out) refinance transactions only
- Clarified if income limits are imposed by both the Community Seconds provider and the first mortgage loan product, the more restrictive of the two limits apply
- Added Down Payment Assistance Programs (DPA) including those sponsored by federal, state or local governments, or private nonprofit organizations are ineligible

Rural Enterprises of Oklahoma (REI) Home100 Program Snapshots

- Manufactured homes have been added as an eligible property type
- Fannie Mae Framework was replaced with Fannie Mae HomeView as an acceptable Homebuyer Education course on the conventional snapshot
- VA and USDA updated to permit 680 FICO with up to 50% DTI

February 8, 2024

Wisconsin Housing and Economic Development Authority (WHEDA)

Process Guide

- Added that a most recent paystub within 15 business days of the note date and a bank statement no earlier than 15 business days prior to the note date is required
- Added that an email chain verifying employment may be used if a VVOE cannot be obtained

Cardinal Elite National Homebuyer Assistance Snapshot

- Added snapshot for the new Cardinal Elite National Homebuyer Assistance program

February 1, 2024

Virginia Housing Development Authority Snapshots

- Added Bond Government and Conventional Snapshots
- Updated Non-Bond Conventional Snapshot with maximum assistance of 3% if at least one borrower has no credit score and the other has a 640 or higher credit score, appraisal waivers are not permitted, Standard MI rates and removed Grant options
- Updated Non-Bond Government snapshot to remove the Grant options

Southeast Texas Housing Finance Corporation (Seth) MyHome Plus

Conventional Snapshot

- Home Ready was replaced with HFA Preferred

Georgia Dream Snapshots

- Assistance for the Standard DPA program has been updated to the lesser of 6% of the purchase price or \$10,000 for locks locked on or after February 8, 2024
- Assistance for the Pen and Choice DPA programs have been updated to the lesser of 6% of the purchase price or \$12,500 for locks locked on or after February 8, 2024

Nevada Housing Division (NHD) Home is Possible (HIP) Snapshot

- Added conventional options with 3% or 5% Home Is Possible (HIP) Down Payment Assistance

City of Miramar First- Time Homebuyer Program Overview

- Added link for HPA Worksheet
- Updated Origination/Discount/Administrative Fees Permitted to 3%
- Updated Max DTI back end to be 45% for all loans except FHA which is 50%

January 25, 2024

Cardinal Community Advantage Retail Product Snapshot

- Updated program to permit Short-term Rental Income. Added guidance for the use of income from Non-subject and Subject unit
- Removed for LPA transactions, rental Income from an Accessory Dwelling Unit (ADU) on a subject property that is a 1-Unit Primary Residence not permitted
- Added additional guidance under the Borrower Eligibility section for Permanent and Temporary Residents
- Added additional guidance under the Deed Restricted Properties section
- Updated guidance for Maximum Loan Amount

Washington State Housing Finance Commission (WSHFC) Snapshot

- Updated government snapshot for manual underwriting to follow agency guidelines and that manufactured homes now allowed for manual underwriting per agency guidelines except on USDA Home Advantage loans
- Updated conventional snapshot with pending asylum status is now acceptable

January 18, 2024

Nevada Housing Division (NHD) Home Is Possible Snapshots

- Updated the second lien to a deferred 30 year product

January 11, 2024

Mississippi Home Corporation-MRB Overview

- Added Lock Extension Fee and Missing Critical Doc Fee

Oklahoma Housing Finance Agency Snapshots

- Added that MY OHFA Down Payment Assistance course and attestation is required for all homebuyers

Massachusetts Housing Finance Agency (MassHousing) Snapshots

- Added that an income certification is required on all 1st mortgage products for loans locked on or after January 29, 2024

Nevada Housing Division (NHD) Home is Possible (HIP) Snapshots

- Added that the HIP First-Time Homebuyers program is suspended for locks on or after January 2, 2024

Tennessee Housing Development Agency (THDA) Snapshots and Overview

- Added that up to five days of interest credit is permitted

January 4, 2024

Texas Department of Housing and Community Affairs (TDHCA) Snapshot

- Updated DTI and reserve requirements
- Added Payment Increase Threshold (Payment Shock) section and requirements

Tennessee Housing Development Agency (THDA) Snapshot

- Updated max DTI with no credit score to 41% for FHA loans

South Carolina State Housing Finance and Development Authority (SC Housing) Palmetto Home Advantage Conventional Snapshot

- Removed verbiage that the MCC was suspended. The MCC is available again as of January 2, 2024

Indiana Housing and Community Development (IHCDA) Snapshots

- First Place program has been suspended for locks on or after December 30, 2023

December 28, 2023

Arizona Home in Five Snapshots

- Added manufactured homes as an eligible property type

Florida Housing Finance Corporation (FHFC) Hometown Heroes Snapshots

- Funds are no longer available for locks on or after December 21, 2023

Cardinal Community Advantage Retail Product Snapshot

- Updated program to permit Short-term Rental Income. Added guidance for the use of income from Non-subject and Subject unit
- Removed for LPA transactions, rental Income from an Accessory Dwelling Unit (ADU) on a subject property that is a 1-Unit Primary Residence not permitted
- Added non-occupants are not permitted on primary residence, cash out transactions for LPA
- Removed requirement for Restricted Stock income that Freddie Mac guidelines apply, regardless of AUS engine used; Agency guidelines per AUS engine utilized may now be followed

Texas State Affordable Housing Corporation (TSAHC) Process Guide

- Added that as of December 21, 2023, the max origination charge is 1% with 1.5% SRP for all loan types

December 21, 2023

MI State Housing Development Authority (MSHDA) Snapshots

- Added MCC to the snapshots

Virginia Housing Development Authority (VHDA) Snapshots

- Updated there is no First-Time Homebuyer requirement
- Added no more than 15% of the property can be used for business purposes
- On the conventional snapshot added Freddie Mac CreditSmart is an approved homebuyer education course and added Enact is a permitted company for mortgage insurance

Illinois Housing Development Authority (IHDA) Snapshot

- Conventional products updated to permit 640 FICO with up to 50% DTI
- Opening Doors Program is suspended for locks on or after 11/13/2023

Alabama Housing Finance Authority (AHFA) Snapshots

- Income Limits increased to \$159,200

December 14, 2023

Tennessee Housing Development Agency (THDA) Snapshots

- Added new terms for the Great Choice Plus-Payment Plus program that will apply for locks on or after February 1, 2024

State of New York Mortgage Agency (SONYMA) Snapshot

- Added 2024 loan limits available starting January 1, 2024

North Carolina Housing Finance Agency (NCHFA) Process Guide

- Updated tax return years required for loans closing after February 15, 2024

December 7, 2023

Southeast Texas Home Corporation (SETH) MyHome Plus Snapshots

- Added MyHome Plus Snapshots offering for Seth

Utah Housing Corporation Process Guide

- Added that on HFA Advantage loans a completed and signed 4506-C with DataVerify as the IVES Participant is required

Community Lending Snapshots

- Added that the community lender and/or servicer guidelines should be referred to for program requirements and not Cardinal Lending Guide chapters
- Added non-citizen requirements if not already specified
- Added to refer to the Community Lending Product Overlay Matrix for any applicable Cardinal Overlays

Southeast Texas Home Corporation (SETH) 5 Star Snapshots

- Added the MCC will be ending on December 31, 2023

Minnesota Housing Finance Authority Snapshots

- Added Program Use of Funds for the Start Up Program

Mississippi Home Corporation- MRB Overview

- Added fees that are changing as of January 1, 2024

Lakeview Serviced Community Lending Updates

- Delaware State Housing Authority (DSHA) Government Snapshot
 - Added that rental income from an ADUs is not permitted
- Arizona Home in Five Government Snapshot
 - Added co-signers and non-occupant co-borrower are permitted per agency guidelines
- South Carolina State Housing and Development Authority (SC Housing) Non-Bond Conventional Snapshot
 - Added homebuyer education programs permitted for Freddie Mac 2-4 Unit properties

November 30, 2023

North Carolina Housing Finance Agency (NCHFA) Process Guide

- Added change fee that may be imposed for loans purchased on or after January 1, 2024

Golden State Finance Authority (GSFA)

- Updated Government Snapshot with 660 FICO score for Manufactured Homes
- Updated Process Guide with new extension policy and origination fee up to 2.5% effective November 13, 2023

Welcome Home Wyoming Snapshots

- Updated Government Snapshot with 660 FICO score for Manufactured Homes
- Updated Conventional Snapshot to permit Manufactured Homes with Freddie Mac

November 23, 2023

Nevada Rural Home at Last Snapshots

- Removed verbiage the MCC is temporarily unavailable for locks on or after October 18, 2023

Golden State Finance Authority (GSFA) Golden Opportunities

- Added new snapshot for government loans for the Golden Opportunities program
- Updated the process guide with Golden Opportunities requirements

Chenoa Fund Snapshot

- The repayable DPA now will have the same rate as the first mortgage for locks on or after November 13, 2023

Cardinal National Homebuyers Assistance Snapshot

- Added that manual underwriting is permitted for loans locked on or after November 13, 2023 with a minimum 660 FICO and max DTI 45%

Wisconsin Housing and Economic Development Authority (WHEDA) Process Guide

- WHEDA removed the requirement on HO-6 coverage for Dwelling coverage, equal to or greater than 20% of the appraised value

MassHousing Finance Agency Snapshots

- Added snapshots for new product offerings with MassHousing Finance Agency

November 16, 2023

Chenoa Fund Process Guide

- Added Lock Renegotiation Policy for applications dated November 8, 2023 and after

Capital Area Finance Authority Gold 100

- Added that Jefferson Parish is no longer participating in the program for locks on or after November 9, 2023

US Bank Serviced Community Lending Snapshots

- Added updated guidelines to all the snapshots for community lending that US Bank services for appraisal ratings of C5 and C6

November 9, 2023

Texas State Affordable Housing Corporation (TSAHC) Snapshots

- Added the MCC is no longer available for locks on or after November 1, 2023

Nevada Rural Home at Last Snapshots

- Added the MCC is temporarily unavailable for locks on or after October 18, 2023

Prince George's County Pathway to Purchase Program Overview

- Down Payment Assistance increased to \$25,000

Florida Housing Finance Corporation Hometown Heroes Snapshots and Process Guide

- Removed verbiage from the snapshots the program was out of funds. Funds are available again with locks on or after November 6, 2023.
- Added to the process guide first and second notes are also now exempt from documentary stamp and intangible taxes

Retail Product Snapshot | Cardinal Community Advantage

- Added Fannie Mae (DU) availability to the product offering

November 2, 2023

Washington State Housing Finance Commission (WSHFC) Snapshots

- Updated for IHFA serviced loans that manufactured homes follow agency guidelines
- Lakeview serviced loans must be double wide

Maryland Mortgage Program (MMP) 1st Time Advantage and Montgomery Homeownership Program VIII Snapshots

- Added HomeStart 6% DPA loan to the 1st Time Advantage Snapshot
- Added Snapshot for Montgomery Homeownership Program VIII

Retail Product Snapshot | Cardinal Community Advantage

- Added guidance for documenting the funds used for items POC by the borrower

October 26, 2023

Florida Housing Finance Corporation (FHFC) Bond Snapshots

- Updated Homebuyer Education requirements to match guidelines

October 12, 2023

Arkansas Development Finance Authority (ADFA) Snapshots

- Arkansas Dream Down Payment Initiative (ADDI) will no longer be offered for locks on or after November 1, 2023

South Carolina Housing Finance and Development Authority (SC Housing) Palmetto Home Advantage Conventional Snapshot

- MCC is no longer available for locks on or after November 1, 2023

Chenoa Fund Snapshot

- Manual underwriting is suspended for loans registered on or after October 16, 2023

Retail Product Snapshot | Cardinal Community Advantage

- Added clarification under the Credit section that Non-traditional credit is not permitted, regardless of AUS findings

October 5, 2023

Maryland Mortgage Program (MMP) SmartBuy 3.0 Snapshot

- Updated student loan debt maximum limit to be \$20,000 or 15% for loans locked on or after October 2, 2023

September 28, 2023

Nevada Housing Division Home First DPA Snapshot and Process Guide

- Added Home First DPA Program Snapshot and updated the Process Guide to include Home First DPA

US Bank Serviced Community Lending Snapshots

- Added Finally Home! MGIC Homebuyer Education for conventional loans
 - Industrial Development Authority of Pima/Tucson Homebuyer's Solution Program
 - Welcome Home Wyoming Program

Chenoe Fund Snapshot

- Updated payment shock requirements per the updated guidelines

City of Jacksonville- Head Start to Home Ownership Program Overview

- This program will be discontinued for locks on or after 10/1/23

September 21, 2023

Southeast Texas Housing Finance Corporation (SETH) 5 Star Texas Advantage Program Snapshots

- Added manufactured housing is allowed for Fannie Mae loans, minimum FICO lowered to 660 for Manufactured Homes, and co-signers allowed on conventional financing

Chenoe Fund Snapshot

- Updated cash back and payment shock requirements per the updated guidelines

Delaware State Housing Authority (DSHA) Snapshots

- Added that Delaware Diamonds and Home Sweet Home Loan Programs are temporarily unavailable for locks on or after September 19, 2023

Illinois Housing Development Authority (IHDA) Snapshot

- Added DTI up to 50% is permitted with 680 FICO score
- Added non-occupant co-borrowers are not permitted
- Added Finally Home required for DTI 45.01%-50%

September 14, 2023

Texas Veterans Land Board (TVLB) Snapshots

- Added when using a tax exemption, a copy of the approval from the county is required

US Bank Serviced Community Lending Process Guides

- Updated the Note delivery address is changing for loans delivered on or after October 1, 2023
- Updated the US Bank AllRegs link in applicable process guides

Minnesota Housing Finance Authority Process Guide

- Updated the Assignment of Mortgage and Endorsement of Note Address for Start Up Loans and the Final Documents address for loans delivered on or after October 1, 2023

August 31, 2023

Indiana Housing & Community Development Association (IHCDA) Snapshots

- Re-launched Next Home conventional product and added First Place product for conventional and government loans

Maryland Mortgage Program (MMP) Flex, 1st Time Advantage and MEDPAL Snapshots

- Conventional products updated to permit 640 FICO with up to 50% DTI

August 24, 2023

Jacksonville Housing Finance Authority Mortgage Credit Certificate (MCC) Overview

- Updated MCC to 20% with no annual maximum tax credit cap

Florida Housing Finance Corporation Hometown Heroes Snapshots

- Effective Immediately, there are no more funds available for this program

Texas Department of Housing and Community Affairs (TDHCA) Process Guide

- Removed eHousing and updated links for all documents now on TDHCA web site
- Updated fees to be paid to Hilltop Securities
- Updated fees allowed section to match current guidelines

August 17, 2023

Utah Housing Corporation First-Time Homebuyer Assistance Program (SB 240) Overview

- Added link for new form 602N for when there is a Non-Occupant Co-Borrower/Co-Signer

metroDPA- US Bank Snapshots

- Added under eligible borrowers that repeat buyers are permitted

Nevada Rural Home At Last Government Snapshot

- VA and USDA updated to permit 680 FICO with up to 50% DTI

Housing Finance Authority of Hillsborough County Snapshots

- MCC reduced to 20% with no \$2,000 cap

Maryland Mortgage Program SmartBuy 3.0 Snapshot

- Updated the student loan amount limit to \$40,000
- Updated the second mortgage to 6% and added only permitted for 50% or less AMI

Mississippi Home Corporation Smart 6 Snapshots

- Income limits increased to \$122,000

August 10, 2023

Florida Housing Finance Corporation (FHFC) Hometown Heroes Snapshots

- Updated the documentation required to support occupational eligibility
- Added clarification that Veterans and Non-Occupying Co-Borrowers are not required to be employed 35 hours or work for a FL Based company and that only one borrower is required to satisfy this requirement

New Jersey Housing and Mortgage Finance Agency (NJHMFA) Snapshots

- Updated link for income limits effective 8/14/23

Wisconsin Housing and Economic Development Authority (WHEDA) Process Guide

- Updated hazard and flood insurance requirements

North Carolina Housing Finance Agency (NCHFA) Conventional Snapshot and Process Guide

- Updated snapshot and process guide with Freddie Mac over 80% AMI

August 3, 2023

US Bank Serviced Community Lending Conventional Programs

- Updated DTI to 50% for FICO score of 640 for 1-2 Units
 - California Golden State Finance Authority (GSFA)
 - Nevada Rural Home at Last
 - Southeast Texas Housing Finance Corporation (SETH) 5 Star
 - Arizona Home Plus

Lakeview National Community Lending Program Snapshots

- Added NC to the Springboard offering

Oklahoma Housing Finance Agency Snapshots

- Added the conventional and government snapshots for the Gold and Dream DPA programs

Chenoa Fund Snapshot

- Removed the undisclosed debt monitoring and soft pull credit refreshes from the snapshot since this was removed from guidelines

Washington State Housing Finance Commission (WSHFC) Snapshots

- Added 2 units are now permitted with Home Advantage program

Welcome Home Wyoming Program (WHWP) Snapshots

- Added Big Horn and Washakie as eligible areas

July 27, 2023

Minnesota Housing Finance Authority Process Guide

- Updated Income Eligibility Worksheet section with directions to the new forms

Riverside County Down Payment Assistance Overview

- Added the Permanent Local Housing Allocation First Time Home Buyers funds are unavailable

North Carolina Housing Finance Agency (NCHFA) Conventional Snapshot

- Added HFA Advantage greater than 80% AMI 3% offering to the snapshot

Cardinal National Homebuyers Assistance (CNHA) Snapshot

- Added Cardinal National Homebuyers Assistance (CNHA) Snapshot to the HUB

Tennessee Housing Development Agency (THDA) Snapshots

- Added ADU's are permitted

Rural Enterprises of Oklahoma (REI) Conventional Snapshot

- Updated DTI to 50% for 640 FICO score

Welcome Home Wyoming Program Conventional Snapshot

- Updated DTI to 50% for 640 FICO score
- Updated Manufactured Home minimum FICO score to 660

July 20, 2023

New Jersey Housing and Mortgage Finance Agency (NJ HMFA) HFA Advantage Program Snapshot

- Added new snapshot for HFA Advantage Program

metroDPA Conventional Snapshot

- Updated DTI to 50% for FICO score of 640

Nevada Housing Division Home is Possible for First-Time Homebuyers Snapshot

- Added HFA Advantage 4% offering to the snapshot

City of Raleigh-Homebuyers Assistance Program Overview

- Updated the assistance amount and purchase price for the Homebuyer Assistance Program

City of Memphis- Memphis Housing Authority Overview

- Updated the assistance amount and purchase price for the Citywise DPA and Homebuyer Incentive Programs
- Added the Electronic Signature Certificate is required
- Added a DPA Inspection Request is required
- Added the DPA can take up to 10 days to process the file once received and two days are given to submit any missing documents

Nevada Housing Division Home is Possible (HIP) Heroes and Teachers Snapshot

- All products now permit 640 FICO with 45% DTI and 680 FICO with 50% DTI

July 13, 2023

Southeast Texas Housing Finance Corporation (SETH) Goldstar Program

- This program is ending July 31, 2023. No new locks will be accepted starting August 1, 2023

Washington State Housing Finance Commission (WSHFC) Government Snapshot

- FICO for IHFA serviced loans lowered to 580
- Added non-traditional credit requirements for IHFA serviced loans

Lakeview National Community Lending Program Snapshots

- Utah was added as an eligible state for the Springboard offering

South Carolina State Housing Finance and Development Authority (SC Housing) Snapshots and Process Guide

- Homebuyer Bond Program- added 15 year term for all borrowers
- Palmetto Advantage- updated income limit to \$124,000
- Process Guide- added \$3,000 or 1% for the max deductible for all insurance types

July 6, 2023

Arkansas Development Finance Authority (ADFA) Snapshots

- Move-Up program income limits have increased to \$142,000

Industrial Development Authority of Pima/Tucson Homebuyer's Solution Program Snapshots

- IDA of Pima/Tucson Homebuyer's Solution program has been re-launched

Wisconsin Housing and Economic Development Authority (WHEDA) Snapshots

- Capital Access DPA assistance has increased to \$7,500

Florida Housing Finance Corporation (FHFC) Hometown Heroes Snapshots

- Updated TBA Product Hometown Heroes Snapshots with new guidelines effective July 3, 2023
- Added Bond Product Hometown Heroes Snapshots

Texas State Affordable Housing Corporation (TSAHC) Government Snapshot

- Bond program has been suspended for locks on or after July 5, 2023

Delaware State Housing Authority (DSHA) Snapshots

- Added link to the program notice for the complete list of occupations eligible for the Delaware Diamonds program

June 29, 2023

Housing Finance Authority of Hillsborough County Snapshots

- Duval County reduced the down payment assistance to \$10,000

Texas State Affordable Housing Corporation Government Snapshot

- Removed verbiage that the DPA Bond is closed

Maryland Mortgage Program (MMP) Montgomery Employee Down Payment Assistance Loan (MEDPAL) Snapshot

- Added a snapshot for a new product offering for the Montgomery Employee Down Payment Assistance Loan (MEDPAL)

June 22, 2023

Delaware State Housing Authority (DSHA) Snapshots

- Added Smart Start and First State 1st mortgage programs
- Added Home Sweet Home, Delaware Diamonds and First State 2nd loan programs
- Added that Welcome Home is only for locks through June 14, 2023
- Added for homebuyer education that agency guidelines also need to be followed

Southeast Texas Housing Finance Corporation (SETH) 5 Star Texas Advantage Program and Goldstar Program Snapshots

- Updated the DPA Grant to the lesser of \$25,000 or 3% and the DPA Second Mortgage to lesser of \$25,000 or 4% for locks on or after June 20, 2023

Colorado Housing Finance Authority (CHFA) Snapshots

- Updated the MCC Program Limits link with the updated limits

June 15, 2023

Washington State Housing Finance Commission (WSHFC) Government Snapshot

- Added Lakeview vs. IHFA serviced loans manual underwriting requirements for Home Advantage

Michigan State Housing Development Authority (MSHDA) MI Home Loan Snapshots

- Added non-applicant household member requirements

Capital Area Finance Authority (CAFA) Gold 100 Conventional Snapshot

- Program is temporarily for all locks on or after June 12, 2023

Florida Housing Finance Corporation (FHFC) Hometown Heroes Snapshots

- Program is temporarily for all locks on or after June 13, 2023

Pennsylvania Housing Finance Agency (PHFA) Snapshots

- Income and Purchase Price Limits have increased for locks on or after June 15, 2023

June 8, 2023

Michigan State Housing Development Authority (MSHDA) MI Home Loan Snapshots

- Income and Sales Price Limits have been updated with the 2023 limits

Utah Housing Corporation (UHC) Conventional Snapshot

- Updated the income limits for Freddie Mac to \$141,400

Alabama Housing Finance Authority (AHFA) Snapshots

- Added Mortgage Credit Certificate (MCC) requirements

New Jersey Housing and Mortgage Finance Agency (NJHMFA) Snapshots

- Added acceptable uses for down payment assistance funds

June 1, 2023

All Community Lending Snapshots

- Removed hauled water as an ineligible property type

Missouri Housing Development Commission (MHDC) Snapshots

- Added MHDC as a new community lending product offering

May 25, 2023

Texas Department of Housing and Community Affairs (TDHCA) Snapshots

- Removed the 30% MCC and replaced with only a 20% option

US Bank Serviced Community Lending Programs

- Manufactured Housing FICO requirement lowered to 660
- The following community lenders we were able to align this with:
 - MetroDPA
 - Indiana Housing and Community Development Authority
 - Maryland Mortgage Program
 - Minnesota Housing Finance Authority

New Jersey Housing and Mortgage Finance Agency Snapshots

- Added Non-occupying co-borrowers are permitted with Smart Start DPA
- Added Non-occupying co-borrowers are eligible and updated the first time homebuyer requirement is for all occupying borrowers with Homeward Bound DPA

May 11, 2023

Utah Housing Corporation (UHC) Government Snapshot

- Added FHA/VA Mortgage product

Chenoa Fund Government Snapshot

- Updated payment shock requirements for locks as of April 27, 2023

Maryland Mortgage Program (MMP) SmartBuy 3.0 Snapshot

- Removed borrower minimum contribution overlay

Housing Finance Authority of Hillsborough County Snapshots

- DPA amounts were updated for loans originated in the City of Tampa to \$5,000 and loans originated in Plant City, Temple Terrace and unincorporated county to \$25,000

Southeast Texas Housing Finance Corporation (SETH) 5 Star Snapshots

- Removed the grant as the program has been suspended

Michigan State Housing Development Authority (MSHDA) Snapshots

- Notated the \$7,500 DPA program is no longer available as of May 8, 2023
- Updated the \$10,000 DPA program to no longer being restricted by zip code as of May 8, 2023

May 4, 2023

Housing Finance Authority of Hillsborough County Government Snapshot

- VA and USDA updated to permit 680 FICO with up to 50% DTI

Arizona Home Plus Snapshots

- VA and USDA updated to permit 680 FICO with up to 50% DTI
- VA down payment assistance reduced to 2%
- FHA manual underwrites now permitted
- Manufactured housing now permitted on VA and USDA
- Minimum FICO for manufactured housing reduced to 660
- Income limits increased to \$126,351

Utah Housing Corporation Conventional Snapshot

- HFA Advantage >80% AMI lowered FICO to 700 and increased LTV to 97%

Maryland Mortgage Program (MMP) Flex and 1st Time Advantage Snapshots

- FHA manual underwrite is now permitted

April 27, 2023

Lakeview National Community Lending Program Snapshots

- Added CT as an eligible state to the Springboard offering

Texas Veterans Land Board (TVLB) Snapshots

- Added acceptable documentation to support residency requirement

April 20, 2023

Arizona Home Plus Process Guide

- Added for HFA Advantage a Desktop Appraisal is permitted

April 13, 2023

Lakeview National Community Lending Program Snapshot

- Maine has been added as an eligible state for FAHE and MD is temporarily unavailable

Tennessee Housing Development Agency (THDA) Conventional Snapshot

- Added Freddie Mac 2-4 unit is now permitted

California Housing Finance Agency (CalHFA) Conventional Snapshot

- Funds for Dream For All have been reserved as of 4/7/2023

April 6, 2023

Colorado Housing Finance Authority (CHFA) Process Guide

- 2022 tax returns are required as of April 18, 2023

Colorado Housing Finance Authority (CHFA) Conventional Snapshot

- Freddie Mac now permits manufactured homes per agency guidelines.
- Properties located on land that is subject to a land lease, deed restriction or affordable housing covenant are also permitted.

Texas State Affordable Housing Corporation (TSAHC) Government Snapshot

- The bond program is closed with locks on or after March 27, 2023

North Carolina Housing Finance Agency (NCHFA) Snapshots and Process Guide

- NC 1st Home Advantage Down Payment Assistance increased to \$15,000

Pinellas County Home Key Program Snapshots

- Updated DPA amounts for Pinellas, Pasco and Polk Counties

Texas Department of Housing and Community Affairs (TDHCA) Government Snapshot

- Added 5% My Choice Texas Home, My First Texas Home and My First Texas Home Bond Eligible Targeted products

California Housing Finance Agency (CalHFA) Conventional Snapshot and Process Guide

- Added Dream For All program to the snapshot
- Added processing fee for Dream For All to the process guide

March 30, 2023

Nevada Rural Home At Last Snapshots

- Updated the 3 year forgivable to a 30 year forgivable second mortgage

Idaho Housing and Finance Association (ID HFA) Snapshots

- Updated with new rate on amortizing second mortgage

March 23, 2023

Texas Department of Housing and Community Affairs (TDHCA) Government Snapshot

- Added 3% bond products

South Carolina (SC) Housing Palmetto Home Advantage Non-Bond Program Government Snapshot

- Added government products for the Palmetto Home Advantage program

California Golden State Finance Authority (GSFA) Snapshots

- Added OpenDoors program is on hold until further notice

March 16, 2023

Arizona Home in Five, California Housing Finance Agency (CalHFA), Delaware State Housing Authority (DSHA), Florida Housing Finance Corporation (FHFC), South Carolina Housing and Development Authority (SC Housing), Texas State Affordable Housing Corporation (TSAHC), Washington State Housing Finance Commission (WSHFC) Government Snapshots

- FHA Single Unit Condo Project approval is permitted per agency guidelines

Chenoa Fund and Lakeview National Community Lending Program Snapshots

- Michigan has been added back as an eligible state for both programs

March 9, 2023

Delaware State Housing Authority (DSHA) Conventional Product Snapshot

- Removed the 80% income overlay for the income limits and added MI coverage for >80% AMI

Chenoa Fund Government Product Snapshot

- Updated guidance on current housing payment requirements

Chenoa Fund Process Guide

- Updated lock extension verbiage
- Updated cost of repairs from \$5,000 to \$10,000
- Added Energy Mortgages are not allowed

Mississippi Home Corporation MRB and Smart 6 Conventional Product Snapshots

- Removed the 80% income overlay for the income limits

Minnesota (MN) Housing Finance Authority Government and Conventional Snapshots

- Updated assistance amounts for the Deferred Payment Loan, Deferred Payment Loan Plus and Monthly Payment Loan programs

March 2, 2023

Texas Veterans Land Board (TVLB) Product Snapshots

- Updated loan limits for Conventional, FHA, and VA

Idaho Housing and Finance Association (ID HFA) Conventional Product Snapshot

- Discontinued Freddie Mac Home Possible Advantage HFA 50% and 80% AMI offering

February 23, 2023

Golden State Finance Agency (GSFA) Conventional and Government Product Snapshots

- Added new Platinum Products to the HFA Advantage and Open Doors, and Platinum and Open Doors
- VA and USDA updated to permit 680 FICO with up to 50% DTI

Lakeview National Community Lending Product Snapshot

- Added SD as an eligible state to the Springboard offering

Southeast Texas Housing Finance Corporation (SETH) 5 Star Texas Advantage Government Product Snapshot

- VA and USDA updated to permit 680 FICO with up to 50% DTI