

VHFA Program Quick Reference Guide

This document is intended for quick reference only and should not be used for underwriting purposes. The VHFA compliance overlays listed on this page apply to each borrower and any non-borrowing spouse, detail can seen in the program guide <https://www.vhfa.org/lenders/lender-resources>.



VHFA Compliance Requirement	ADVANTAGE	MOVE	MOVE MCC	MCC
Eligible Underlying Product	Fannie Mae HFA Preferred*, RD Guarantee, FHA & VA. <i>*Fannie Mae HomeReady used for manual underwrite only.</i>			Any lender product not funded through a qualified mortgage revenue bond.
Prior Homeownership Restriction	None	No ownership interest in the prior 3 years in 5 counties: Addison, Bennington, Chittenden (except Burlington Census Tract 4 & 10), Grand Isle & Windsor (exception for veterans who served in the last 25 years).		
When paired with ASSIST	True first time homebuyer, no prior homeownership interest ever.			
Income Limits www.vhfa.org/lenders/limits	Conventional = 80% AMI or less by county. Government = \$100k(1-2ppl)/\$125k(3+ppl).	Conventional = 80% AMI or less by county. Government = By county and household size.		By county and household size.
Purchase Price Limits www.vhfa.org/lenders/limits	\$350k max 1 unit or 2 unit.	By county and # of units (1 or 2 unit).		By county and # of units (1 or 2 unit).
Loan Type	Purchase only. May be used to replace short term debt (<=24 months, such as a short term construction loan).			
Occupancy	Primary residence, owner occupied only. No non-occupant borrowers/co-borrowers (i.e. no co-signers).			
Other Real Estate Owned	Cannot have ownership interest in any other real estate. There are limited exceptions see program guide for detail www.vhfa.org/lenders/lender-resources .			
Subject Property Type	Single family, condo, existing 2-unit (occupied as a residence for at least 5 years), manufactured double wide on owned land, maximum 15 acres. Co-ops are ineligible.			
Pre-Purchase Education & Counseling	Required, see guide for detail www.vhfa.org/lenders/lender-resources .			
Landlord Education	Required for 2-unit properties, see guide for detail https://www.vhfa.org/lenders/lender-resources .			
Federal Recapture Tax	No	Yes, if owed borrower may be eligible for reimbursement see https://www.vhfa.org/lenders/federalrecapturetax .		
Mortgage Credit Certificate	No	Yes, up to 30% of mortgage interest paid annually capped at \$2k. Face value of the tax credit may be used as qualifying income see underlying product guide.		
VHFA Fees	None	None	\$1,000 MCC issuance fee to VHFA.	
Lender Fees			Lender can pass on \$250 MCC processing fee to borrower.	
U.S. Bank Fees	\$400 funding fee and \$80 tax service fee, lender can pass these fees to borrower.			None
ASSIST	VHFA down payment and closing cost assistance loan. Can only be accessed when paired with a VHFA first mortgage program.			
Loan Amount/CLTV	Maximum loan amount = \$5k. Maximum CLTV = 105%.			
Eligibility	True first time homebuyer, no ownership interest ever. Liquid assets from application to closing cannot exceed \$30k.			
Eligible Use	Down payment and/or normal and customary closing costs (include POCs).			
Closing, Fees and Funding	Note and Deed signed at closing. No fees charged to borrower (VHFA pays recording fee). Lender is responsible for funding and is reimbursed by VHFA post-closing.			

VHFA Underlying Product Quick Reference Guide

All VHFA first mortgage programs are paired with a conventional or government underlying loan product that must meet salability requirements on the secondary market. This document is intended for quick reference only and should not be used for underwriting purposes. These underlying product minimum and maximums should be validated against U.S. Bank (<http://www.hfa.usbank.com/>), Fannie Mae HFA Preferred (DU only), Fannie Mae HomeReady or Ginnie Mae (RD, FHA or VA) salability requirements.

Fannie Mae		As of 9/1/2019 income limits capped at 80% AMI by county.			
Decision Type/Product	DU Approve Eligible/HFA Preferred <i>HFA Preferred is only available in DU, there is no published Fannie Mae seller servicer guide.</i>	DU Approve Eligible/HFA Preferred <i>HFA Preferred is only available in DU, there is no published Fannie Mae seller servicer guide.</i>	Manual Approval/HomeReady		
LTV/CLTV	95% LTV/105% CLTV	97% LTV/105% CLTV	95% LTV/105% CLTV		
Eligible assistance programs	ASSIST and community seconds	ASSIST and community seconds	ASSIST and community seconds		
Minimum Credit Score	640	640	660		
Maximum DTI	50%/45% manufactured home	50%	36%		
Minimum Reserves/Minimum Borrower Contribution	Per DU (2 unit = 3% borrower contribution)	Per DU	2 months reserves		
Eligible Properties	Manufactured (double wide on owned land) & 2 unit	Single Family & Condo	Single Family & Condo		
HFA Preferred exclusive benefits	No loan level price adjustments and charter level MI Coverage %: 95.01 – 97.00%: 18% 90.01 – 95.00%: 16% 85.01 – 90.00%: 12% 80.01 – 85.00%: 6%				
Ginnie Mae	USDA Rural Development Guarantee		FHA	Veterans Administration	
Decision Type/Product	GUS Accept Eligible	Manual Underwrite	LPA or DU Approval	LPA or DU Approval	Manual Underwrite
LTV/CLTV	100% LTV/105% CLTV	100% LTV/105% CLTV	96.5% LTV/105% CLTV	100% LTV/105% CLTV	100% LTV/105% CLTV
Eligible assistance programs	ASSIST and community seconds	ASSIST and community seconds	ASSIST and community seconds	ASSIST and community seconds	ASSIST and community seconds
Minimum Credit Score	640	640	660	640	640
Maximum DTI	45%	36%	45%	45%	36%
Minimum Reserves/Minimum Borrower Contribution	Per Gus	2 months reserves	Per LPA or DU	Per LPA or DU	2 months reserves
Eligible Properties	Single Family & Condo	Single Family & Condo	Single Family, Condo & 2 unit	Single Family, Condo & 2 unit	Single Family, Condo & 2 unit