

CalHFA's MYHOME ASSISTANCE PROGRAM

DPA Up To 3.5% Of Purchase Price
Combine with the CalHFA Zero
Interest Program (ZIP) for
closing costs.



At Forward Lending, we are all about our clients! In addition to our Fast 100 DPA we are also offering CalHFA's FHA MyHome Assistance Program! CalHFA provides access to Fixed-Rate loans with 2nd and 3rd lien options. View the Full Matrix here: forwardlendingmtg.com/calhfa-overview/

FHA Program Highlights:

- 96.50% LTV / 105% CLTV
- Down to 640 FICO
- Up to 50% DTI w/ 700 Fico
- SFR/Condo/Manufactured Homes Allowed
- DU & LP Approve/Accept Eligible
- Manual U/W allowed Min. 660 & Max 43% DTI
- 2nd & 3rd Lien options for the Down Payment & Closing Costs
- Follows FHA County loan limits
- BPC up to 2%

Eligibility:

- Borrower must be a First Time Home Buyer and meet the requirements of the First Loan (not owned/occupied their home in the last 3 years)
- Must be a U.S. citizen, permanent resident, or qualified alien
- Meet CalHFA income limits for this program
- Borrower must complete home buying counseling course and provide a certificate of completion.
- calhfa.ca.gov/homebuyer/programs/myhome.htm
- California primary residences only

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.

ZIP: CalHFA Zero Interest Program (ZIP) Allows the Borrower to add a 3rd Lien behind the MyHome or a 2nd Lien behind the CalPlus FHA to cover the closing costs. The loan options are 2% or 3% and the remaining if any will be credited towards the Principal Balance.

For more detailed information on this program please contact your Account Executive or visit the CalHFA page on the MyHome Assistance Program:

<https://www.calhfa.ca.gov/homebuyer/programs/myhome.htm>