CAL HFA
MYHOME ASSISTANCE PROGRAM

DPA Up To 3.5% Of Purchase Price
Combine with the CalHFA Zero Interest Program (ZIP) for closing costs.
View the Full Matrix here: forwardlendingmtg.com/calhfa-overview/

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 (from the original note date to new loan date)
- Seller Concessions Max 4% on VA

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.