



HOME PLUS PRODUCT MATRIX – Updated August 10, 2021 (v081021e)

FIRST MORTGAGE TYPE	Down Payment / Closing Cost Assistance	Minimum Credit Score (Note A)	Maximum Borrower(s) Income (Note B)	Maximum DTI (Note C)	Maximum LTV/CLTV (Note D)
FHA	3%, 4%, 5%	640	\$112,785	50%	96.5%
FHA – Manufactured Home	3%, 4%	680	\$112,785	45%	96.5%
FHA – US Military Only	5%	640	\$112,785	50%	96.5%
Freddie Mac HFA Advantage – under 80% AMI	0%, 3%, 4%, 5%	640	Note (1)	50%	97% / 105%
Fannie Mae HFA Preferred – under 80% AMI	0%, 3%, 4%, 5%	640	Note (1)	50%	97% / 105%
Fannie Mae HFA Preferred – under 80% AMI Manufactured Home	4%, 5%	680	Note (1)	0.45	95% / 105%
Fannie Mae HFA Preferred – over 80% AMI	3%, 4%	640	\$112,785	50%	97% / 105%
Fannie Mae HFA Preferred – over 80% AMI Manufactured Home	3%, 4%	680	\$112,785	45%	95% / 105%
Fannie Mae HFA Preferred – US Military Only over 80% AMI	5%	640	\$112,785	50%	97% / 105%
VA	3%	640	\$112,785	45%	100%
USDA - RD	2%	640	\$112,785	45%	100%

(1) Varies by County.

* FHA loans with credit scores under 660 and all loans with a DTI over 45% have additional program requirements

(a) Minimum Credit Score: If your credit score falls below the minimum program requirements, you are not currently eligible for the HOME PLUS program. However, many of our pre-purchase homebuyer counseling agencies and mortgage lenders provide credit repair services. You may want to reach out to them if you cannot currently qualify for the new underlying first mortgage.

(b) Maximum Borrower's Income: The HOME PLUS income limit is based on the borrower's pre-tax gross income calculated by lenders and used for the approval of the new underlying first mortgage. If your income is close to the program limit OR you want to determine your qualifying income for the mortgage, you will need to meet with an approved, participating lender to determine what your final income figures will be.



(c) Maximum Debt-to-Income Ratio: the standard definition is: Your debt-to-income ratio is all your monthly debt payments divided by your gross monthly income. This number is one-way lenders measure your ability to manage the payments you make every month to repay the money you have borrowed. There are variables to this, and we suggest you speak with your lender to determine your actual DTI ratio.

(d) Maximum Loan-to-Value: The difference between the purchase price of your new home and the loan-to-value, is the required down payment. This figure does not include closing costs. Your Realtor or mortgage lender can provide great detail based on your specific situation.

HOME PLUS BORROWER INCOME | LIMIT CHART BY COUNTY (ARIZONA)

County Name	FHA	Freddie Mac FHA Advantage Under 80% AMI	Fannie Mae HFA Preferred Over 80% AMI	Fannie Mae HFA Preferred Under 80% AMI	VA	USDA
Apache County	\$112,785	\$41,520	\$112,785	\$41,520	\$112,785	\$112,785
Cochise County	\$112,785	\$53,520	\$112,785	\$53,520	\$112,785	\$112,785
Coconino County	\$112,785	\$61,440	\$112,785	\$61,440	\$112,785	\$112,785
Gila County	\$112,785	\$41,760	\$112,785	\$41,760	\$112,785	\$112,785
Graham County	\$112,785	\$51,280	\$112,785	\$51,280	\$112,785	\$112,785
Greenlee County	\$112,785	\$53,200	\$112,785	\$53,200	\$112,785	\$112,785
La Paz County	\$112,785	\$41,520	\$112,785	\$41,520	\$112,785	\$112,785
Maricopa County	\$112,785	\$63,200	\$112,785	\$63,200	\$112,785	\$112,785
Mohave County	\$112,785	\$44,560	\$112,785	\$44,560	\$112,785	\$112,785
Navajo County	\$112,785	\$41,520	\$112,785	\$41,520	\$112,785	\$112,785
Pima County	\$112,785	\$54,880	\$112,785	\$54,880	\$112,785	\$112,785
Pinal County	\$112,785	\$63,200	\$112,785	\$63,200	\$112,785	\$112,785
Santa Cruz County	\$112,785	\$41,520	\$112,785	\$41,520	\$112,785	\$112,785
Yavapai County	\$112,785	\$51,040	\$112,785	\$51,040	\$112,785	\$112,785
Yuma County	\$112,785	\$41,120	\$112,785	\$41,120	\$112,785	\$112,785

FOR MORE INFORMATION AND TO FIND A PARTICIPATING LENDER VISIT HOMEPLUSAZ.COM