



## HOME PLUS PRODUCT MATRIX – AS OF APRIL 25, 2023 (V042523A)

First Mortgage Type	Down Payment / Closing Cost Assistance	Minimum Credit Score	Maximum Borrower(s) Income	Maximum DTI (**)	Maximum LTV/CLTV (*)
FHA	3%, 4%, 5%	640	\$126,351	50%	96.50%
FHA – Manufactured Home	3%, 4%	660	\$126,351	45%	96.50%
FHA – US Military Only	5%	640	\$126,351	50%	96.50%
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 Manufactured Home (under 80% AMI)	3%, 4%, 5%	660	Note (1)	45%	95% / 105%
Fannie Mae HFA Preferred - over 80% AMI	3%, 4%	640	\$126,351	50%	97% / 105%
Fannie Mae HFA Preferred Manufactured Home (over 80% AMI)	3%, 4%	660	\$126,351	45%	95% / 105%
Fannie Mae HFA Preferred US Military Only – over 80% AMI	5%	640	\$126,351	50%	97% / 105%
VA	2%	640	\$126,351	50%	100%
VA - Manufactured Home	2%	660	\$126,351	45%	
USDA -RD	2%	640	\$126,351	50%	100%
USDA-RD - Manufactured Home	2%	680	\$126,351	45%	

Arizona IDA HOME Plus approved participating lenders may not offer all mortgage types listed above.  
Please read the Q/A “Can you recommend a mortgage lender to use?” section within the [Frequently Asked Questions](#) for guidance when interviewing a lender to work with.

(1) Varies by County.

(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. **For DTI's between 45.01% and 50.0% the minimum credit score is 680.**

(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)

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COUNTY	FHA	FREDDIE MAC HFA ADVANTAGE Under 80% AMI	FANNIE MAE HFA PREFERRED Over 80% AMI	FANNIE MAE HFA PREFERRED Under 80% AMI	VA	USDA
Apache County	\$126,351	\$44,320	\$126,351	\$44,320	\$126,351	\$126,351
Cochise County	\$126,351	\$51,600	\$126,351	\$51,600	\$126,351	\$126,351
Coconino County	\$126,351	\$68,160	\$126,351	\$68,160	\$126,351	\$126,351
Gila County	\$126,351	\$45,760	\$126,351	\$45,760	\$126,351	\$126,351
Graham County	\$126,351	\$52,880	\$126,351	\$52,880	\$126,351	\$126,351
Greenlee County	\$126,351	\$57,360	\$126,351	\$57,360	\$126,351	\$126,351
La Paz County	\$126,351	\$44,320	\$126,351	\$44,320	\$126,351	\$126,351
Maricopa County	\$126,351	\$71,400	\$126,351	\$71,400	\$126,351	\$126,351
Mohave County	\$126,351	\$50,480	\$126,351	\$50,480	\$126,351	\$126,351
Navajo County	\$126,351	\$44,320	\$126,351	\$44,320	\$126,351	\$126,351
Pima County	\$126,351	\$64,880	\$126,351	\$64,880	\$126,351	\$126,351
Pinal County	\$126,351	\$71,400	\$126,351	\$71,400	\$126,351	\$126,351
Santa Cruz County	\$126,351	\$44,320	\$126,351	\$44,320	\$126,351	\$126,351
Yavapai County	\$126,351	\$60,960	\$126,351	\$60,960	\$126,351	\$126,351
Yuma County	\$126,351	\$45,760	\$126,351	\$45,760	\$126,351	\$126,351

**FOR MORE INFORMATION AND TO FIND A PARTICIPATING LENDER VISIT [HOMEPLUSAZ.COM](http://HOMEPLUSAZ.COM)**

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