



HOME PLUS PRODUCT MATRIX – Updated October 18, 2023 (V10182023v1)

First Mortgage Type	Down Payment / Closing Cost Assistance	Minimum Credit Score	Lender SRP	Maximum Borrower(s) Income	Debt-to-Income Ratio	Maximum LTV/CLTV (*)
FHA, VA, USDA	2%, 3%, 4%, 5%	640	1.50%	\$126,351	45%	96.50%
FHA, VA, USDA	2%, 3%, 4%, 5%	680	1.50%	\$126,351	50%	96.50%
FHA, VA, USDA	2%, 3%, 4%, 5%	640	2.50%	\$126,351	45%	96.50%
FHA, VA, USDA	2%, 3%, 4%, 5%	680	2.50%	\$126,351	50%	96.50%
FHA, VA, USDA Manufactured Home	2%, 3%, 4%, 5%	660	1.50%	\$126,351	45%	96.50%
FHA, VA, USDA Manufactured Home	2%, 3%, 4%, 5%	660	2.50%	\$126,351	45%	96.50%
Fannie Mae - HFA Preferred	0%, 3%, 4%, 5%	640	1.50%	\$126,351	50%	97% / 105%
Fannie Mae - HFA Preferred	0%, 3%, 4%, 5%	640	2.50%	\$126,351	50%	97% / 105%
Fannie Mae - HFA Preferred Manufactured Home	0%, 3%, 4%, 5%	660	1.50%	\$126,351	45%	95% / 105%
Fannie Mae - HFA Preferred Manufactured Home	0%, 3%, 4%, 5%	660	2.50%	\$126,351	45%	95% / 105%
Freddie Mac – HFA Advantage	0%, 3%, 4%, 5%	640	1.50%	\$126,351	50%	97% / 105%
Freddie Mac – HFA Advantage	0%, 3%, 4%, 5%	640	2.50%	\$126,351	50%	97% / 105%

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.

(*) FHA, VA, USDA does not have a CLTV limit

(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)

Updated June 1, 2023 (V06022023A3)

County Name	FHA	Fannie Mae HFA Preferred	Freddie Mac HFA Advantage	VA	USDA
<i>Apache County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Cochise County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Coconino County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Gila County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Graham County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Greenlee County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>La Paz County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Maricopa County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Mohave County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Navajo County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Pima County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Pinal County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Santa Cruz County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Yavapai County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351
<i>Yuma County</i>	\$126,351	\$126,351	\$126,351	\$126,351	\$126,351

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

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