



HOME PLUS

PROGRAM SUMMARY FOR LENDERS

Some information within may resemble the Arizona IDA's **Arizona Is Home** program. However, there are a few notable differences between these two programs. Please review and compare each program summary to understand these differences better.



TABLE OF CONTENTS

HOUSING FINANCE AGENCY / PROGRAM SPONSOR	3
DESCRIPTION	3
AVAILABLE MARKETS	3
ELIGIBLE LENDERS	3
MASTER SERVICER & COMPLIANCE AGENT	4
FIRST MORTGAGE PRODUCTS	4
DOWN PAYMENT ASSISTANCE	5
FIRST LOAN INTEREST RATES / LOAN RESERVATIONS	6
INCOME LIMITS	7
PURCHASE PRICE LIMITS	8
BORROWER ELIGIBILITY	8
FREDDIE MAC HFA ADVANTAGE	8
FANNIE MAE HFA PREFERRED.....	8
FHA	9
HOME BUYER EDUCATION	9
QUALIFIED RESIDENCE REQUIREMENTS	9
NEW OR EXISTING SINGLE-FAMILY HOMES.....	9
<i>Freddie Mac HFA Advantage and Fannie Mae HFA Preferred Loans</i>	9
<i>Fannie Mae HFA Preferred ONLY – Including Manufactured Homes</i>	10
GOVERNMENT LOANS	10
PROPERTIES NOT ALLOWED IN ANY LOAN PRODUCT:	10
CONDOMINIUMS	10
INTERESTED PARTY CONTRIBUTIONS	11
UNDERWRITING CRITERIA	11
CONVENTIONAL LOANS	11
GOVERNMENT LOANS – FOLLOW FIRST LIEN AGENCY GUIDELINES FOR LTV.	11
ALLOWABLE LENDER COMPENSATION & PROGRAM FEES	12
MORTGAGE INSURERS (MI)	13
MI ACTIVATION	13
MORTGAGE INSURANCE / COVERAGE AMOUNT	13
MERS ASSIGNMENTS	14
LOAN FUNDING & CLOSING	14
LOAN PURCHASE AND SERVICING	14
QUICK GUIDE - FOR RESERVATION-TO-PURCHASE PROCESS	15
PROCESS	15

HOUSING FINANCE AGENCY / PROGRAM SPONSOR

- Arizona Industrial Development Authority (Arizona IDA) - ArizonalDA.com

DESCRIPTION

- The **Home+Plus** Home Buyer Down Payment Assistance Program provides first mortgage financing and down payment/closing cost assistance to eligible mortgagors. The down payment/closing cost assistance is in the form of a forgivable second-lien loan to the borrower. Please refer to the Program Guidelines, available in the Lender Portal under “Program Documents”.
- This Program Summary is a complement to and not a substitute for **Home+Plus** Program guidelines.
- FHA, Freddie Mac HFA Advantage, Fannie Mae HFA Preferred, VA, USDA-RD, and HUD 184 – Tribal, guidelines apply except as modified by this Program Summary for the purpose of this program only.
- The Arizona IDA is QM/ATR exempt.

AVAILABLE MARKETS

- Properties located within the State of Arizona

ELIGIBLE LENDERS

- Lenders must be approved by The Money Source and the Arizona IDA to participate in the **Home+Plus** Program. Interested lenders should contact:

**Home Plus / Arizona Is Home
Program Operations
Operations@HomePlusAZ.com**

MASTER SERVICER & COMPLIANCE AGENT

Master Servicer

The Money Source, Inc.
3138 East Elwood Street
Suite 200
Phoenix AZ 85034

Program Administrator/Compliance Agent

Hilltop Securities Inc.
Attn: Housing Advisory Team
1201 Elm Street, Suite 3500
Dallas, TX 75270

FIRST MORTGAGE PRODUCTS

Purchase money loans for primary residences only.

Product	Amortization Terms
<ul style="list-style-type: none">• Freddie Mac HFA Advantage*<ul style="list-style-type: none">◇ HFA Advantage Program up to 97% LTV◇ CLTV not to exceed 105%	30 years
<ul style="list-style-type: none">• Fannie Mae HFA Preferred *<ul style="list-style-type: none">◇ HFA Preferred Program up to 97% LTV◇ CLTV not to exceed 105%	30 years
<ul style="list-style-type: none">• FHA and VA<ul style="list-style-type: none">◇ Fixed-rate Sections 203(b) and 234(c)	30 years
<ul style="list-style-type: none">• USDA – RD<ul style="list-style-type: none">◇ Rural Housing Guaranteed Loan	30 years
<ul style="list-style-type: none">• HUD 184 - TRIBAL	30 years

*The CLTV includes all applicable subordinate liens. Please refer to Freddie Mac HFA Advantage or Fannie Mae HFA Preferred for the Affordable Seconds requirements.

DOWN PAYMENT ASSISTANCE

DPA PRODUCT	DPA AMOUNT
Freddie Mac HFA Advantage – forgivable DPA lien	0.00%
	3.00%
	4.00%
Fannie Mae HFA Preferred – forgivable DPA lien	0.00%**
	3.00%**
	4.00%**
FHA, VA, USDA – forgivable DPA lien	0.00%**
	2.00%**
	3.00%**
HUD 184 TRIBAL – forgivable DPA lien	4.00%**

**Manufactured Housing Allowed – see [page 9](#) “Qualified Residence Requirements” for more information.

- The DPA assistance under the **Home+Plus** program is a percentage of the total first mortgage balance rounded up / down to the nearest dollar.
- The DPA assistance under the **Home+Plus** program is provided in the form of a second mortgage that is forgivable on the 5th anniversary of the original loan date.
- The **Home+Plus** Program will provide DPA Assistance in the form of a second mortgage loan (not a grant or gift) the “**Home+Plus** DPA Second Loan”. The **Home+Plus** DPA Second Loan will be forgiven on the 5th anniversary of the original loan date. There is no monthly or annual forgiveness before the five-year term. The Arizona IDA lien MUST be in a second lien position (i.e., it cannot be in a third lien position).

The Arizona IDA does not subordinate to accommodate a refinance or provide exceptions to the DPA repayment terms.

- The DPA may be used to fund up to 100% of the Borrower’s cash requirement to close, including the down payment, closing costs, pre-paid items, upfront borrower-paid Mortgage Insurance, and other related Mortgage Loan fees and expenses. No portion of the assistance funds can be paid to the Borrower unless the Borrower is being reimbursed for an overage of his/her earnest money deposit and any pre-paid expenses, to the extent the minimum Borrower contribution has been satisfied, if any. Principal reduction is allowed.
- Lenders table fund the DPA at closing, on behalf of the Arizona IDA, and will be reimbursed upon purchase of the **Home+Plus** Mortgage by The Money Source.
- The lender must receive compliance approval from the Compliance Agent, Hilltop Securities Inc., for the loan to be eligible for purchase by the Servicer.

FIRST LOAN INTEREST RATES / LOAN RESERVATIONS

- Hilltop Securities Inc. will post First Mortgage interest rates by 9:00 a.m. Central daily. Current rates can be found at the following website <https://lenders.housing.az.gov>
- The reservation window will be available from 8:00 a.m. to 6:00 p.m. Mountain Standard Time Monday Through Friday except for holidays
- All loans must be delivered and purchased by The Money Source within 60 days of rate lock. A one-time extension is available for a fee applicable to the extension time necessary. The fee will be netted out of the lender SRP upon purchase

7 days	0.06250%
15 days	0.12500%
22 days	0.18750%
30 days	0.25000%

- Rates can be subject to intra-day pricing changes and will be posted in the Lender Portal as well as email notification to those on the daily rate email distribution list.

INCOME LIMITS

- The income of all borrowers expected to both live in the residence and who are credit qualifying/on the Note must be considered. For compliance purposes, the borrower(s) income calculation is based on the respective agency income guidelines for the underlying mortgage (FHA, VA, USDA-RD, Freddie Mac HFA Advantage, Fannie Mae HFA Preferred, and HUD 184 - Tribal) and as disclosed on the final, signed and dated URLA. Household income (other than USDA loans) is NOT used to determine **Home+Plus** income limit eligibility. To materially under-calculate income or willfully omit disclosure of a borrower's income violates the spirit of the program. Lenders will be responsible for ensuring that the income meets program guidelines.

<i>County Name</i>	<i>FHA</i>	<i>Fannie Mae HFA Preferred</i>	<i>Freddie Mac HFA Advantage</i>	<i>VA</i>	<i>USDA</i>
<i>Apache County</i>	HOME+PLUS CURRENT LIMIT FOR ALL COUNTIES AS OF APRIL 6, 2026 \$155,386				
<i>Cochise County</i>					
<i>Coconino County</i>					
<i>Gila County</i>					
<i>Graham County</i>					
<i>Greenlee County</i>					
<i>La Paz County</i>					
<i>Maricopa County</i>					
<i>Mohave County</i>					
<i>Navajo County</i>					
<i>Pima County</i>					
<i>Pinal County</i>					
<i>Santa Cruz County</i>					
<i>Yavapai County</i>					
<i>Yuma County</i>					

PURCHASE PRICE LIMITS

- Follow any Agency / Insurer guidelines for acquisition limits on all loans.
- The Arizona IDA does not have a purchase price limit overlay.

BORROWER ELIGIBILITY

- The Borrower does NOT have to be a First-Time Homebuyer for any loan product.
- The Borrower may not exceed the maximum income limits/purchase price limit set by the program/agency for the underlying first mortgage.

FREDDIE MAC HFA ADVANTAGE

- The Borrower(s) who intends to occupy the property may have one additional financed residential property at the time of closing. (FHLMC Bulletin 2019-7).
 - Non-occupying co-signors or non-occupying co-borrowers are NOT permitted for Freddie Mac.
- The borrower(s) MUST be at 80% of AMI or lower to obtain the reduced charter minimum MI premiums. The 80% AMI income limit can vary by the County the subject property is located in. The Lender should always follow the LPA findings.

FANNIE MAE HFA PREFERRED

- The Borrower(s) who intend to occupy the property may have one additional financed residential property at the time of loan closing. (SEL-2019-03).
 - Non-occupying co-signors (or non-occupying co-borrowers) ARE permitted for Fannie Mae HFA Preferred. Follow GSE guidelines for required/allowed documents that the co-signor/co-borrower must sign. The non-occupant co-signor cannot occupy the subject property.
 - a) A non-occupying co-signor's or non-occupying co-borrower's income WILL NOT count against the Arizona IDA \$155,386 income limit.
 - b) A non-occupying co-signor's or non-occupying co-borrower's income WILL count against the 80% AMI income limit for the county the subject property is located in.
- The borrower(s) MUST be at 80% of AMI or lower to obtain the reduced charter minimum MI premiums. The 80% AMI income limit can vary by the County the subject property is located in. The Lender should always follow the DU findings.

FHA

- Non-occupying co-signors (or non-occupying co-borrowers) ARE permitted, Follow Agency / Insurer guidelines for required/allowed documents that the co-signor/co-borrower must sign. The non-occupant co-signor cannot occupy the subject property.
 - Non-occupying co-signers income or non-occupying co-borrowers WILL NOT count against the Arizona IDA \$155,386 income limit.

HOME BUYER EDUCATION

- For all loan products
 - At least **ONE** borrower on each loan **MUST** complete a homebuyer education course **BEFORE** closing. Completing the course post-closing will result in a non-saleable transaction.
 - The education requirement may be met by taking a **Home+Plus**-approved pre-purchase online course or face-to-face counseling. All approved HBE options can be found on the **Home+Plus** Home Buyer Down Payment Assistance Program website.

QUALIFIED RESIDENCE REQUIREMENTS

NEW OR EXISTING SINGLE-FAMILY HOMES

FREDDIE MAC HFA ADVANTAGE AND FANNIE MAE HFA PREFERRED LOANS

- SFR, condominiums, townhomes, and PUDs2 Unit (Duplex) One unit must be occupied by the eligible borrower as their principal residence. Allowed on Fannie Mae HFA Preferred only
- Maximum DTI – Per AUS Findings
- Minimum FICO – 620
- Manufactured Homes do not qualify for Freddie Mac
- No manual underwrite

Qualified Residence Requirements Continued

FANNIE MAE HFA PREFERRED ONLY – INCLUDING MANUFACTURED HOMES

- Maximum DTI – Per AUS Findings
- Minimum FICO – 620
- Maximum LTV for Manufactured Homes – 95%
- No manual underwrite

GOVERNMENT LOANS

- SFR, condominiums, townhomes, and PUDs.
- 2 Unit (Duplex) One unit must be occupied by the eligible borrower as their principal residence.
- Manufactured housing is allowed
- Maximum DTI – Per AUS Findings
- Minimum FICO – 620
- Manual underwrite available for HUD 184 **ONLY**

PROPERTIES **NOT ALLOWED** IN ANY LOAN PRODUCT:

- **Co-ops**
- **Manufactured housing with Freddie Mac HFA Advantage**
- **3-4 unit properties**
- **Vacation Homes / Second Homes**
- **Mobile / Recreational**

CONDOMINIUMS

- **The Money Source may have additional overlays.**
 - The Arizona IDA does not have or maintain an approved condominium project list for the **Home+Plus** program.
 - Follow FNMA, Freddie Mac, FHA, and VA Project Eligibility Guidelines.
 - Please check with The Money Source for additional details.

INTERESTED PARTY CONTRIBUTIONS

- Determined by the respective agency/insurer guidelines for the underlying First Mortgage Program selected.

UNDERWRITING CRITERIA

CONVENTIONAL LOANS

LTV	Min. FICO	Max. DTI	AUS
UP TO 97.00%	620	Per AUS Findings	DU, LPA --- NO Manual UW

- **Fannie Mae HFA Preferred Loans** – must have a DU finding of approve/eligible and meet Agency Guidelines, and **Home+Plus** Program Guidelines.
- **Freddie Mac HFA Advantage Loans** – must have an LPA finding of accept and meet Agency Guidelines, and **Home+Plus** Program Guidelines.

GOVERNMENT LOANS – FOLLOW FIRST LIEN AGENCY GUIDELINES FOR LTV.

Product	Min. FICO	Max. DTI	AUS
FHA, VA, USDA, HUD 184 TRIBAL	620	Per AUS Findings	GUS, DU, LPA --- Manual UW HUD 184 ONLY

ALLOWABLE LENDER COMPENSATION & PROGRAM FEES

- In addition to the standard fees allowed by each Agency and normally charged to the borrower (i.e. Appraisal Fee, Credit Report Fee, Flood Certification, Underwriting, Document Preparation, etc.), the following origination fee may also be included as shown in the chart below. Discount points are NOT allowed.

Type	Amount	Service Provider
Lender SRP All Programs	1.50%	Lender
Origination Fee	Up To 1.00%	Lender
MHU Funding Fee	.50% for Manufactured Homes	Lender
Funding Fee	\$319.00	Lender Fee to TMS
Servicing Fee	\$125.00	Lender Fee to TMS
Tax Service Fee	\$80.00	Lender Fee to TMS
Fee, If Applicable:	.50 LLPA MHU Funding Fee - On Total Loan Amount for Manufactured Homes	Lender Fee to TMS
Fee, If Applicable:	\$20 Fraud Prevention (if not included in the file)	Lender Fee to TMS
Fee, If Applicable:	\$15 Life of Loan Flood (if not Servicelink or CoreLogic)	Lender Fee to TMS
DPA Compliance Fee	\$250.00	Hilltop Securities Inc.

- The master servicer fees are netted from the Lenders Proceeds upon purchase of the mortgage by the master servicer. Since this is a secondary market transaction, these fees should NOT be made payable to The Money Source on the LE/CD. The Lender can charge these fees as their own and disclose these fees as their own to offset the charge upon purchase.
 - Hilltop Securities (ACH) Payment Program (HilltopPay) offers a secure way to process compliance fee payments easily, efficiently, and at no cost to our participating Lender Partners by identifying fees due and providing instant access to authorize payments.
 - The benefits of HilltopPay for lenders include:
 - Eliminates costly wire payment processing fees
 - Eliminates duplicate payments resulting in refunds
 - Speeds up approval of loan compliance files
 - Provides accurate account identification
 - Uses same Lender Portal (Lender Online) user credentials

For more information on HilltopPay please email: homeplushelp@hilltopsecurities.com

MORTGAGE INSURERS (MI)

- **The following MI Companies are approved:**
 - Arch, Essent, Genworth, MGIC, National, and Radian.
- Mortgage Insurers (MI) rates, pricing, and guidelines may differ among the participating Mortgage Insurers and are subject to change. Lenders should consult the current Housing Finance Agency MI guidelines at each MI company to determine the terms and conditions by which such loans will be insured. **These Program Guidelines do not supersede, nor are they a substitute for, the guidelines in place with each Mortgage Insurer at the time the loan is underwritten.**

MI ACTIVATION

- The lender is responsible for activating any MI policy and remitting any MI payments due to the Mortgage Insurer prior to the sale of the loan to The Money Source. The Lender is also responsible for transferring the MI policy to The Money Source after the loan sale.

MORTGAGE INSURANCE / COVERAGE AMOUNT

- **Freddie Mac HFA Advantage – under 80% AMI and Fannie Mae HFA Preferred – under 80% AMI:**

LTV Range	MI Charter - Minimum Coverage Amount
>95.01% and <= 97%	18%
>90.01% and <= 95%	16%
>85.01% and <= 90%	12%
>80.01% and <= 85%	6%

- **Payment Options All LTV's:**
 - Borrower Paid – monthly with annual renewal
 - Upfront borrower paid Premium
 - Split Premium
 - Seller Paid mortgage insurance is acceptable
- **Borrowers whose income is over 80% AMI ARE NOT eligible for reduced MI coverage, and standard MI coverage applies.**

MERS ASSIGNMENTS

- Lender will be required to register and assign the First Mortgages using MERS to The Money Source.

LOAN FUNDING & CLOSING

- Lenders must fund the First Mortgage Loans at loan closing. In addition, Lenders fund the DPA assistance at closing, on behalf of the Arizona IDA, and will be reimbursed upon purchase of the qualified loan by The Money Source.

LOAN PURCHASE AND SERVICING

- The Money Source will purchase the first mortgage loan at a rate and price reflected on the Mortgage Commitment confirmation, less any fees, plus the applicable Service Release Premium.
- All loans will be sold to The Money Source and should be submitted electronically.

Loan Delivery	Collateral Packages
<p>All loans must be delivered electronically via KISS</p> <p>Sellers may reference TMS's "How to Navigate KISS" tutorial for step-by-step instructions or contact our Help Desk for delivery support at: Support@TheMoneySource.com</p>	<p>The Money Source, Inc. ATTN: Correspondent Lending 1800 Walt Whitman Road Suite 130 Melville, NY 11747</p>

NOTES:

- It is recommended to submit closed credit files to The Money Source no later than the 35th day from reservation. Extension fees may be incurred if not purchased by day 60 (sixty).
- The first mortgage loan will not be purchased by The Money Source until the Post-Closing documents have been uploaded, reviewed and cleared by Hilltop Securities.

QUICK GUIDE - FOR RESERVATION-TO-PURCHASE PROCESS

- Lenders must fund the First Mortgage Loans and DPA forgivable 2nd lien at loan closing. All loans will be reserved (locked) and all required program documents are found in the “pdf docs” icon and will be uploaded into the:

Arizona IDA **Home+Plus** Lender Portal lenders.housing.az.gov

PROCESS

- **Reserve (Lock) Loan**
 - a) After loan application, executed contract and eligibility has been determined
- **Upload Completed and Signed Underwriter Certification Form (found in portal)**
 - a) NO DEADLINE
 - b) Closing documents will become available after submission of form
- **Close and Fund Loan and DPA**
 - a) Closing Agent or Lender to wire \$250 compliance review fee payable to Hilltop Securities. Please reference borrower and/or our loan reservation number. Wire instructions found on closing package checklist.
- **Upload/Submit Post-Closing Documentation**
 - a) Post-Closing Checklist
 - b) Executed Mortgagor Certificate
 - c) Executed Final 1003
 - d) Executed Legally Enforceable Obligation (2nd Lien Assistance Letter)
 - e) Executed Final TRID Compliant Closing Disclosure
 - f) Executed Purchase Contract
 - g) Executed 2nd Lien Deed of Trust
 - h) Executed 2nd Lien Promissory Note
 - i) Executed 2nd Lien TIL Disclosure Statement
 - j) Executed Homebuyer Education Certificate
- **Check Lender Portal 24 Hours After Submission.**
 - a) Click **VIEW** icon for DPA Compliance Package Approval or Conditions.

**END OF
HOME+PLUS
PROGRAM SUMMARY FOR LENDERS**

**FOR QUESTIONS REGARDING EITHER THE HOME+PLUS
OR THE ARIZONA IS HOME PROGRAMS, PLEASE CONTACT**

Operations@HomePlusAZ.com