Home Advantage – House Key Feature Comparison

FEATURE	HOME ADVANTAGE SUMMARY	HOUSE KEY DIFFERENCE
First-time Homebuyer requirement	None, unless required by second mortgage product.	Yes, must not have owned and occupied in the most recent 3 years (unless buying in a Targeted Area or a Veteran with an honorable discharge).
Income	$180,000 Statewide – based on the income used by the underwriter for loan approval. Further restrictions apply if combining with a specialty downpayment assistance program.	Based on HUD county area median income limits for entire household using future projected household income for anyone 18 or over regardless if on the note and deed of trust.
Acquisition Cost	None	Based on IRS Acquisition Costs per county.
Business Use of Home	Follow Agency Guidelines	Limited to 15% of square footage.
Property Type	One-unit Single Family detached, Two-Unit (Duplex), attached, condos and PUD's acceptable for FHA, VA, RHS, & conventional programs. Manufactured homes are acceptable for FHA, RHS, and conventional. Further overlays apply.	One-unit Single Family detached, attached, condos, PUD's and manufactured homes acceptable. Cannot contain more than 1 self-sufficient unit. Cannot have excess land value (less than 2 acres).
Downpayment Assistance	3% or 4% or 5% (5% DPA available on conventional or FHA only) of first mortgage loan amount at 0% interest payment deferred 30 years for downpayment and/or closing costs OR can use a specialty DPA program.	Program Requirement: Must use a specialty DPA program (with additional income limits) OR community second approved previously by the Commission OR must be purchasing never-occupied, new construction OR in a community land trust (with or without downpayment assistance).

FEATURE	HOME ADVANTAGE SUMMARY	HOUSE KEY DIFFERENCE
Credit	Follow 1st mortgage guidelines	Follow 1st mortgage guidelines
Interest Rate to Borrower	Daily-priced.	Can vary with the market. Rate adjustments take into consideration the costs incurred at the time the bonds were issued.
Items needed by Commission in advance for loan approval	Home Advantage Pre-Closing Compliance Checklist Conditions as issued by Commission Underwriter	House Key Pre-Closing Compliance Checklist Conditions as issued by Commission Underwriter
Items needed after loan closing by Commission prior to purchase of the loan	Home Advantage Post-Closing Compliance Checklist Conditions as issued by Commission Underwriter	House Key Post-Closing Compliance Checklist Conditions as issued by Commission Underwriter
Non-Occupant Co-borrowers/Co-signers	Allowed as per Home Advantage Program Manual	Not Allowed

Home Advantage and House Key Features Common to Both Programs

FEATURE	SUMMARY
Property Location	Statewide.
Loan Type(s)	FHA 203(b), Limited 203K, HUD Section 184, VA, Rural Housing Services 502 Guaranty Loan, FNMA HFA Preferred and Freddie Mac HFA Advantage are acceptable.
Availability of Funds	First come, first served.
Term	30-year, fixed.
Maximum Loan-to-Value	Per first mortgage credit underwriting guidelines.
Borrower's Minimum Contribution	Per first mortgage credit underwriting guidelines. Further restrictions apply when using a specialty DPA program.
DTI	Must meet all required FHA, VA, USDA-RHS, Conventional, and Mortgage Insurance underwriting criteria.
Homebuyer Education	Required prior to reservation of funds for all borrowers.
Home Inspection	Required for all properties, unless they have a 1-year homeowners' warranty from the builder.
Lender Compensation	2.25%
Reservations	Reservations may be made from 9:00 am – 4:00 pm prevailing Pacific Time Monday through Friday, excluding holidays. The loan must be purchased by Day 60 or extension fees apply. Loans reserved under Home Advantage, may NOT later be transferred to House Key unless lock is cancelled and a 60-day waiting period is passed.
Refinances	Purchase transactions only
Underwriting Authority	Delegated Underwriting only